

Hunsaker

£320,000

HASLAM'S
Sales

Alfred Street, Reading, RG1 7AU



Enjoying a 4th floor position is this excellent contemporary styled two bedroom apartment which is located in a prime town centre position within the favoured Chatham Place development. Conveniently situated within walking distance of Reading's mainline railway station, the apartment is within a short walk of the vibrant shops and restaurants of the riverside Oracle. This well planned apartment features an impressive open-plan living room with floor to ceiling bi-fold doors and a Juliet balcony with townscape views and an allocated parking space in the undercroft car park. The development also has the benefit of concierge facilities with a residents courtyard garden and well-kept communal areas. The property will appeal to investors and owner occupiers and is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 2 Bedrooms, principal with en suite
- Open-plan living room with Juliet balcony
- Well-equipped kitchen area with appliances
- Allocated Parking in the undercroft car park
- Walking distance of the mainline station and Oracle
- No onward chain





Further details

Communal Areas

The development features an enclosed central courtyard with seating areas for shared use by residents.

Parking

The apartment has an allocated parking space in the under-croft car park.

Rental yield

*We believe the current rental value for a furnished let would be £1400 per calendar month which based on the asking price represents a possible gross rental yield of 5.1%

Lease Information

Years remaining: 235

Service charge: £2000 PA

Ground rent: £350 PA

Ground rent review period: Ground rent review period: Every 10 years, review 2034 in line with RPI

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

Additional information (Part B)

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

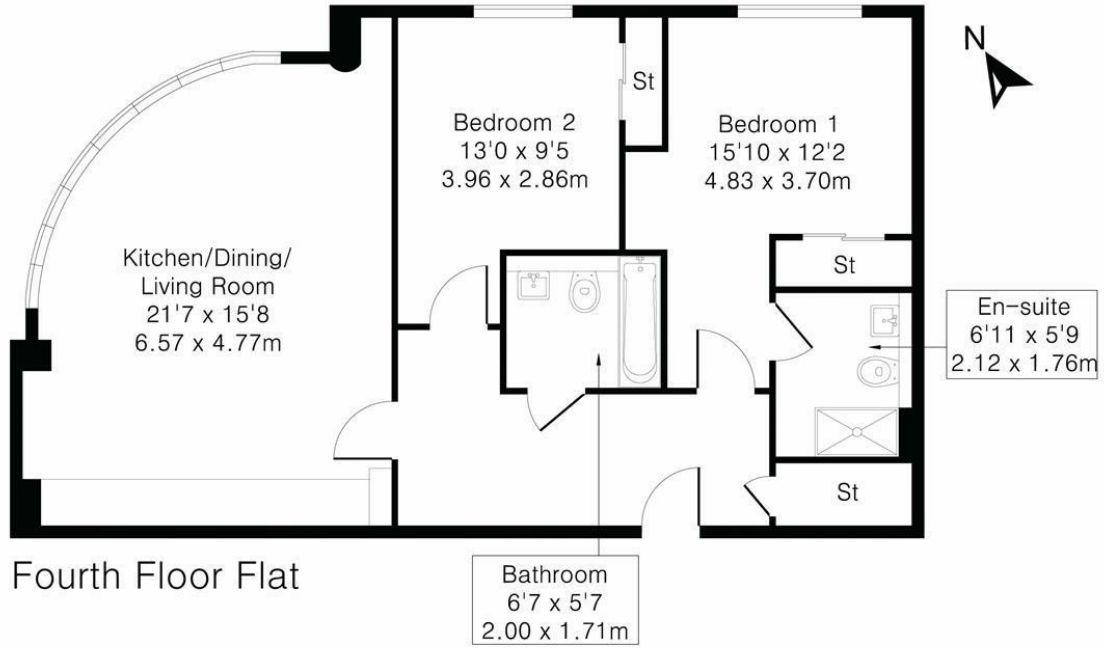
Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

For an indication of specific speeds and supply of broadband and mobile, we recommend buyers go to the Ofcom website "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 754 sq ft – 70 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.