

**HASLAM'S**  
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Castle Hill, Reading

£850,000



An opportunity to acquire this impressive Grade II listed townhouse which is located in a sought-after conservation area, within walking distance of the mainline station & riverside shops and restaurants of the Oracle. Converted into 6 apartments comprising 2x2 beds, 2x1 bed and 2x studio's, the property is being sold with tenants in situ and produces a gross income of £55,512 pa. With a part-walled garden and off road parking, the property further benefits from well-maintained communal areas.



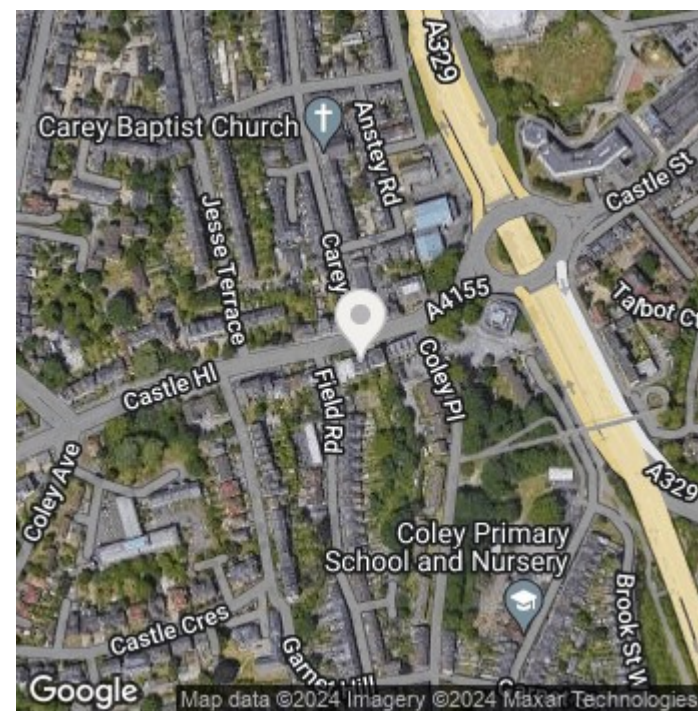




- Investment Opportunity
- Currently divided into 6 flats and Let with AST's
- Grade II listed townhouse in Conservation area
- Off-road parking to front
- Walking distance to mainline station & Oracle
- Well-maintained throughout



Council tax band B  
Reading







### Additional information (Part B)

Property construction – Standard form

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)

Mobile phone coverage

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

### Additional information (Part C)

The property is grade II listed

The property is located in a conservation area.

Flats 4,5 & 6 were originally one larger apartment and was sub-divided by previous vendors circa 20 years ago.

In 2011, as part of the Reading Borough Council's ground stabilisation works of the historical chalk mines, grouting work was carried out and a contractor's warranty deed was issued.

### Parking

There is a graveled parking area with space for 3 vehicles at the front of the property.

### Garden

There is a part-walled lawned south facing garden with a timber deck and gravelled area.

### EPC's

Flat 1- Rating C

Flat 2- Rating D

Flat 4- Rating E

Flat 5- Rating C

Flat 6- Rating D

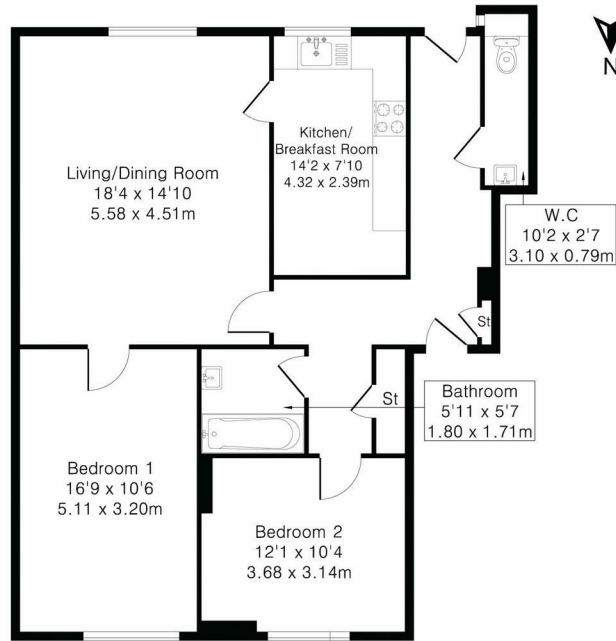
Flat 7- Rating D

For individual EPC's please use the link below;

<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=RG1+7SX>

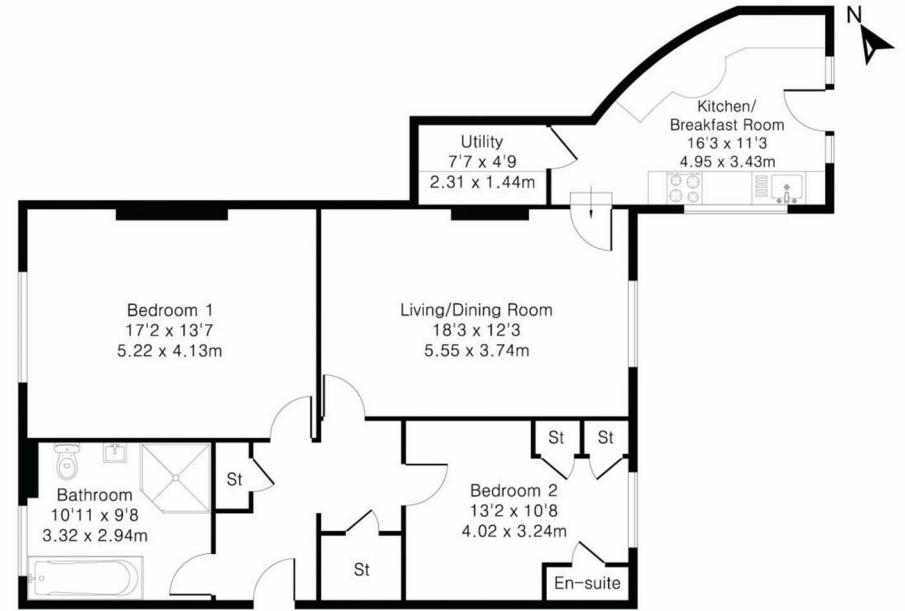


Approximate Gross Internal Area 923 sq ft – 86 sq m



Flat 1

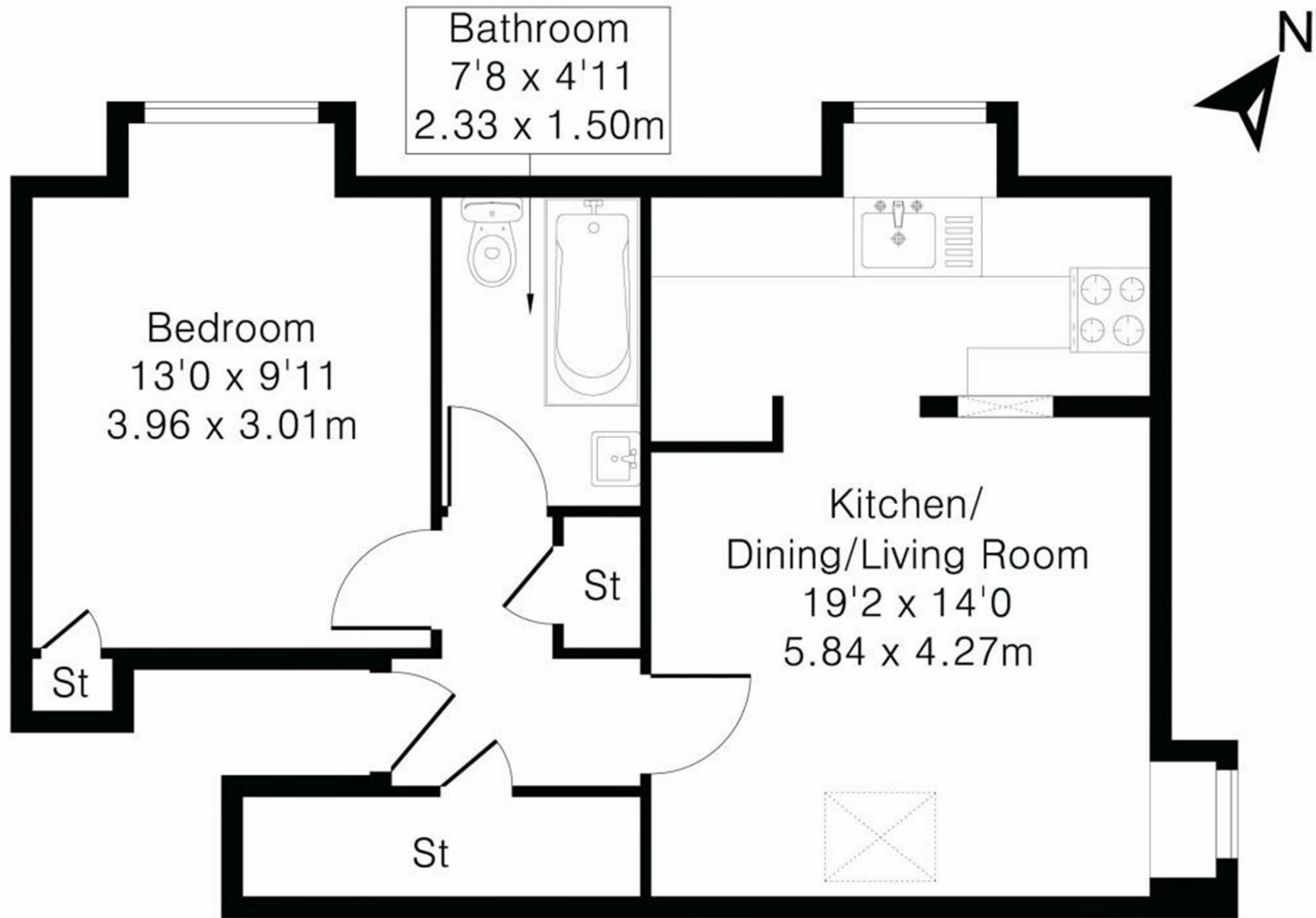
Approximate Gross Internal Area 1008 sq ft – 94 sq m



Flat 2



Approximate Gross Internal Area 459 sq ft – 43 sq m



Flat 4

Approximate Gross Internal Area 868 sq ft – 81 sq m

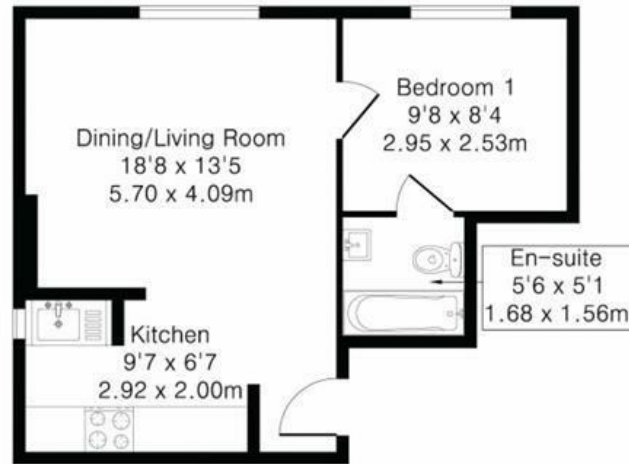
Flat 5 Area 224 sq ft – 21 sq m

Flat 6 Area 363 sq ft – 34 sq m

Flat 7 Area 281 sq ft – 26 sq m



Flat 5



Flat 6



Flat 7



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.

