



This one-bedroom ground-floor apartment is located in Tippett Rise, Reading. It is situated in a convenient location for Reading Town Centre and the railway station, allowing you to enjoy all the amenities and attractions the town has to offer. Whether you are a first-time buyer, downsizer, or investor. The property comprises a 15tf living room, bedroom with built-in wardrobes, family bathroom, and kitchen. To the exterior of the property is off-road parking and communal gardens.

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



- No onward chain complications
- Central Location
- Off Road Parking
- Easy access to Reading Town Centre
- Possible gross rental yield of 6.4%





Council tax band B

Council Reading Borough Council

Additional information - Financial & lease info

Share of freehold

Years remaining: 960

Service charge: £1100pa

Additional information (Part B)

Property construction - Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

Heating - Electric

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)

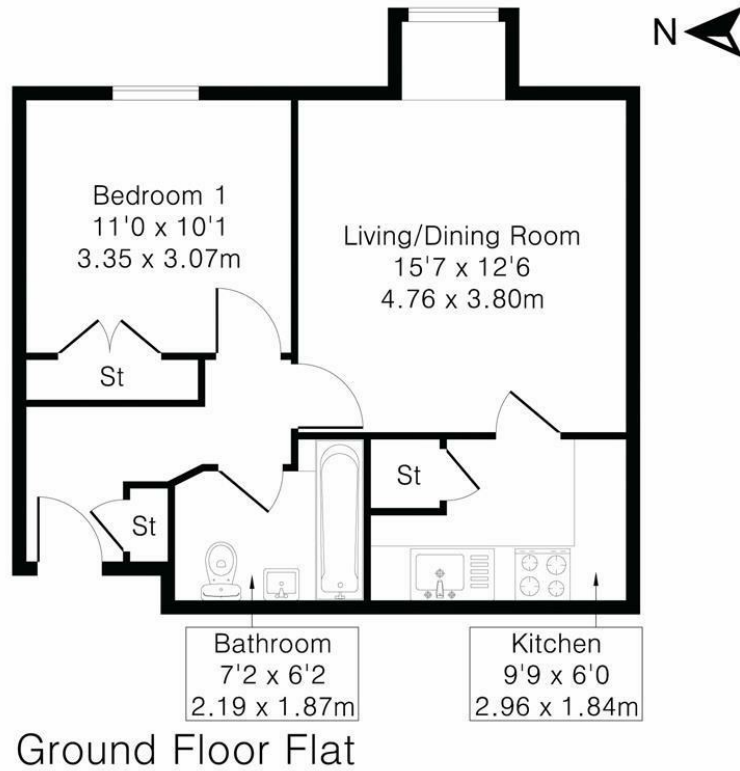
The property has some Artex ceilings which may contain asbestos

Rental Yield

We believe the current rental value for a furnished let would be £825 per calendar month which based on the asking price represents a possible gross rental yield of 6.4%

Floorplan

Approximate Gross Internal Area 437 sq ft – 41 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			
(69-80) C		74	81
(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.