



Offered to the market and located on the outskirts of Reading Town Centre is this well presented two bedroom apartment. The property, located on the second floor, benefits from circa 700sqft of accommodation and has two well proportioned bedrooms with the master benefitting from an en-suite.

A fully integrated kitchen and living room span the length of the apartment with the living room benefitting from double aspect lighting. This property makes for a great first time buy or investment, with the current price and market rental delivering a gross yield of over 6%.

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



- No onward chain
- Two double bedrooms
- En-suite to master bedroom
- Allocated parking
- Top floor apartment
- Close to amenities





Council tax band C
Reading

Parking
The property comes with an allocated parking space.

Additional information - Financial & lease info
Years remaining: 108
Service charge: £1,756 per annum
Ground rent: £200 per annum
Ground rent review period: Every 25 years, doubling in 2032 to £400 pa.

Rental Yield
We believe the current rental value for a furnished let would be £1,350 per calendar month which based on the asking price represents a possible gross rental yield of 6%

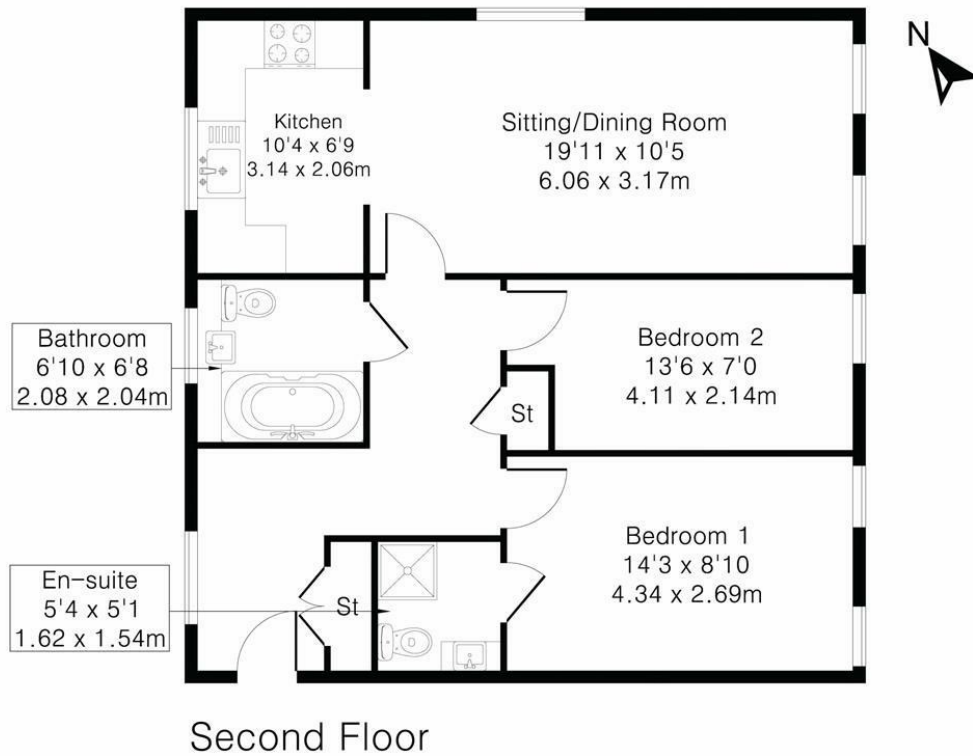
Additional information (Part B)
Services:
Gas - mains
Water - mains
Drainage - mains
Electricity - mains
Heating - Gas central heating

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 721 sq ft – 67 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		78	79
(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.