



Having undergone a full refurbishment this first floor apartment is presented in immaculate condition throughout. This specific apartment is located in a favorable position within the development too and enjoys a double aspect and plenty of light. The accommodation comprises of two double bedrooms, a three piece bathroom and modern kitchen integrated in to the living room. All of units the bathroom and kitchen are brand new so this apartment really offers someone the opportunity to move in, drop their bags and enjoy living here. Hanover house is located just moments from the Reading town centre and a plethora of eateries and retail shops both including independents. Reading mainline station is also easily accessible with lines directly in to London Paddington. This property is ideal for both investors and first time buyers alike, with viewings highly recommended to appreciate the finish.

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



- Fully modernised throughout.
- Allocated parking
- Walking distance of amenities
- Close to Reading mainline station
- No onward chain
- First floor







Council tax band C  
Council Reading

#### Additional information – Financial & lease info

Years remaining: 991 (Share or freehold)

Service charge: £2,400 PA

Ground rent: N/A

Ground rent review period: N/A

#### Additional information (Part B)

Property construction – Standard form

#### Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric 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 located on the first floor and accessed via a lift.

#### Parking

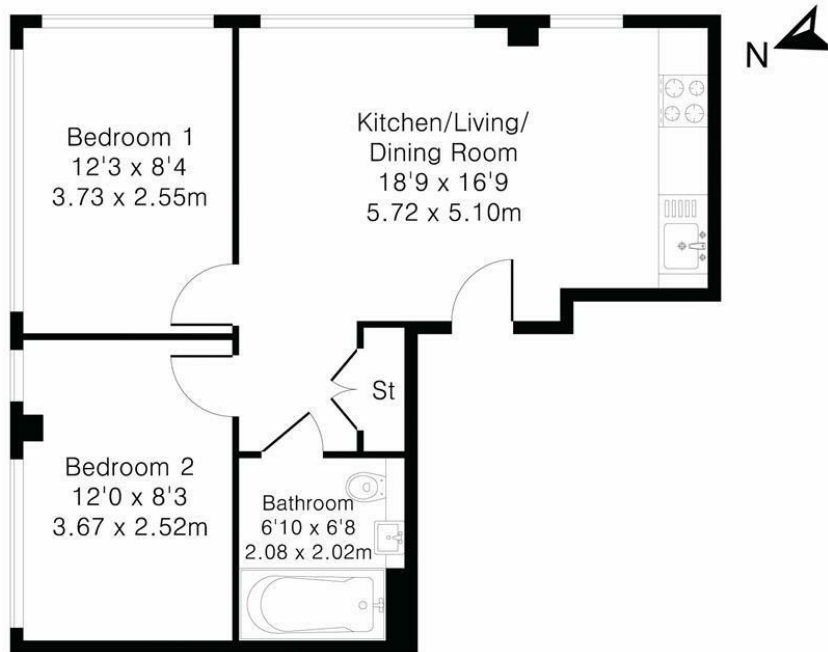
There is allocated parking available at the property

#### Rental Yield

We believe the current rental value for a furnished let would be £1,400 per calendar month which based on the asking price represents a possible gross rental yield of 7%

# Floorplan

Approximate Gross Internal Area 509 sq ft – 47 sq m



First Floor Flat



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.



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

sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	43
(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.