

Albion Terrace

£265,000

HASLAM'S
Sales

London Road, Reading, RG1 5BG



Located on the top floor of this Grade II listed Georgian conversion is this well appointed 2 bedroom apartment.

Located adjacent to the University of Reading Great Hall and close to the Royal Berkshire Hospital, Albion Terrace is set back behind railings and features well-kept communal grounds. As well as the light and airy accommodation the apartment further benefits from allocated parking space which are approached via secure electric gates. The appeal of the development is enhanced further by being within walking distance of the town centre Oracle development and Crossrail – Elizabeth line – Reading to Paddington. The apartment will appeal to investors and owner occupiers seeking a prime town centre address, viewings highly recommended.

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

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- Extended lease circa 999 years
- Georgian conversion
- Allocated parking
- Well presented throughout
- Top floor apartment with loft space
- Walking distance to Oracle & mainline station





Further details

Additional information - Financial & lease info

Share of freehold

Years remaining: Currently being extended to 999 years

Service charge: £2,200 pa

Ground rent: Peppercorn

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"

The property is located on the top floor and there is no lift.

The property is on a water meter, which is located by the rear stairs.

Additional information (Part C)

The property is grade II listed and built originally in the 1800's

Albion Terrace is part of the Kendrick Road conservation area

Parking

The property comes with an allocated parking space

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 6.3%

Floorplan

Approximate Gross Internal Area 628 sq ft – 58 sq m



Third 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	

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