



A centrally located apartment by Thomas Homes which is ideally positioned within walking distance of the Oracle development and the Reading mainline station. The property features a well-equipped kitchen area, a shower room, and a living area. This apartment will appeal to purchasers seeking a town centre address, whether for investment or occupation, with the added benefit of no onward chain complications.

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



- Central location
- No onward chain
- Entry phone system
- Intergrated appliance
- Shower room
- Electric heating





Council tax band A
Council Reading

Additional information:

Parking

The property has an allocated off street parking space.

Part A

Lease information.

Years remaining: 991

Service charge: £1300 pa

Ground rent: £250 pa

Ground rent review period: Every 15 years, in line with RPI, next review 2030

Part B

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”

Part C

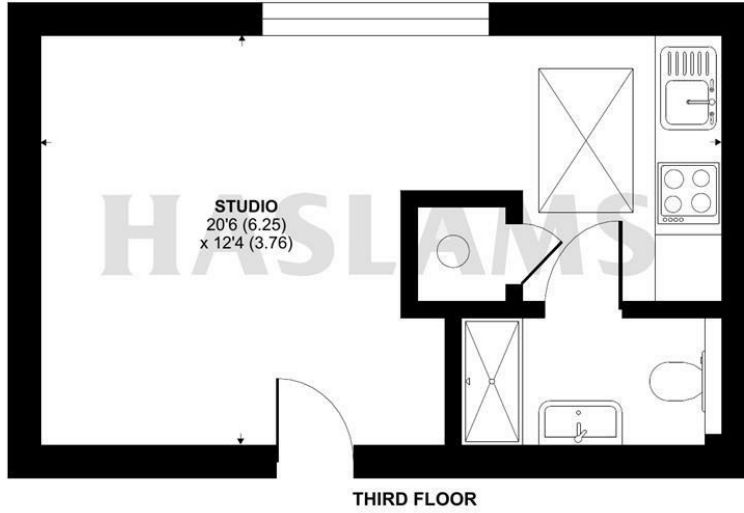
We understand that a nearby property has planning permission approved for 8 Flats, Application Number: 211063, Site Address: Zoar Strict Baptist Chapel South Street Reading

Rental Yield

We believe the current rental value for a furnished let would be £950 per calendar month which based on the asking price represents a possible gross rental yield of 7%

East Street, Reading, RG1

Approximate Area = 252 sq ft / 23.4 sq m
For identification only - Not to scale




 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Haslams. REF: 1129537



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sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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