



Offered to the market with no onward chain is this two bedroom second floor apartment. Presented in immaculate condition the property is located a short distance from local amenities and the Reading town center too.

The accommodation comprises of two double bedrooms a large three piece bathroom and, thanks to the double aspect, a light and airy open plan kitchen living space. This property also benefits from an allocated parking space.

This property really offers the opportunity for someone to move in straight straight away without the concern of any maintenance work. We recommend coming to view to fully appreciate the great location and also presentation of this property.

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



- Walking distance of amenities and town centre
- Second floor location
- Immaculate condition throughout
- two double bedrooms
- No onward chain
- Open plan living space







Council tax band C  
Council- Reading

**Additional information:**

**Parking**  
There is an allocated parking space that comes with this property.

**Part A**  
Lease information.  
Years remaining: 991 (Share or freehold)  
Service charge: £2,400 PA  
Ground rent: £0

**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”

**Part C**

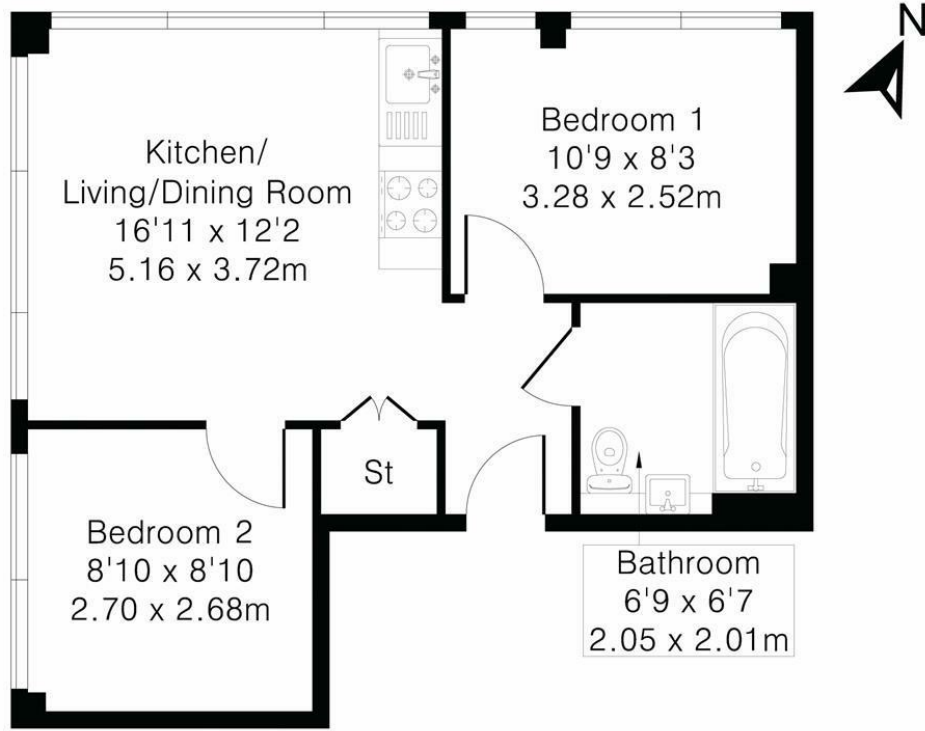
The current seller of this property is not a qualified leaseholder, this may present issues for onward protection under the building safety act, for further details please contact the office.

The property is located on the second floor and accessed via a lift.

**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 7%

# Floorplan

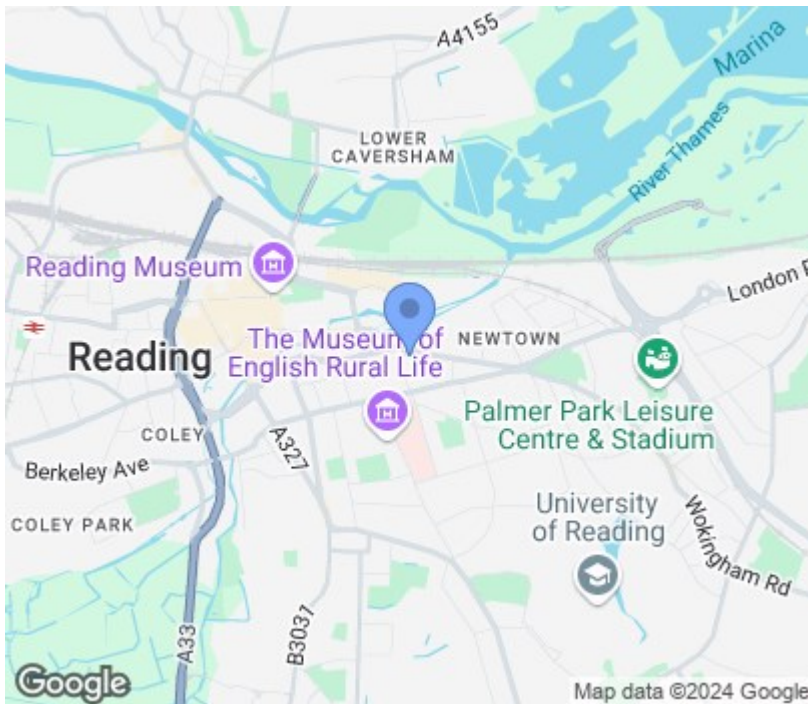
Approximate Gross Internal Area 416 sq ft – 39 sq m



## Second 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			
(69-80) C			
(55-68) D		57	57
(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.