

31 Salisbury Road

£190,000

HASLAM'S
Sales

Reading, RG30 1BL



Located within easy reach of the town and Reading West train station is this sizable 664 square foot one bedroom apartment with a bonus room which can be used as a study, nursery room or small bedroom. Positioned on the first floor with dual aspect windows the property is light and airy and well presented throughout, complete with integrated kitchen appliances and has no onward chain.

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

sales@haslams.net
0118 960 1000



- Sizable 1st floor apartment
- One bedroom + bonus room
- Light & airy rooms
- Share of freehold
- Well positioned for transport & town
- No onward chain





Further details

Council tax band A

Possible rental yield

*We believe the current rental value for a furnished let would be £1150 per calendar month which based on the asking price represents a possible gross rental yield of 7%

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Part A

Share of freehold

Service charge: The annual insurance premium is split equally with the ground floor, the last premium was £240

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric mains

Broadband connection available (information obtained from Ofcom):

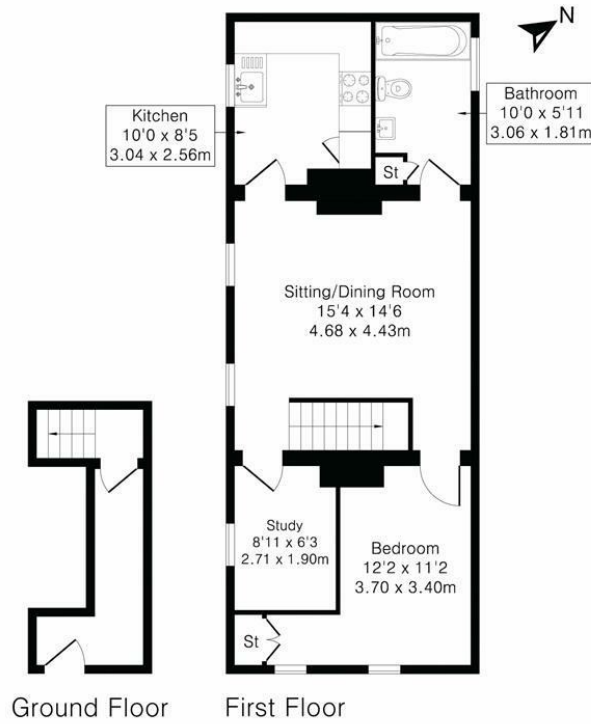
Ultrafast – Fibre to the premises (FTTP)

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"

Floorplan

Approximate Gross Internal Area 644 sq ft – 59 sq m
 Ground Floor Area 68 sq ft – 6 sq m
 First Floor Area 576 sq ft – 53 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			
(69-80) C			80
(55-68) D			
(39-54) E		46	
(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.