



This rarely available apartment with the option of four bedrooms set in well maintained communal gardens, will appeal to purchasers seeking a good sized property with excellent transport links and within walking distance of the town centre. The flexible and adaptable accommodation incorporates two reception rooms alongside a kitchen with a small balcony and a garage. The property would appeal to investors and owner occupiers and it would benefit from some improvement and updating and is offered for sale with no onward chain.

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



- Desirable development
- Easy access to Reading town centre
- Replaced UPVC double glazing
- 4 bedrooms
- Garage in nearby block
- Communal grounds





Council tax band B

Council- Reading

Additional information:

Parking

The property benefits from a garage

Part A

Lease information.

Years remaining: 105

Service charge: £500 pa

Ground rent: £200 pa

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

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”

Rental Yield

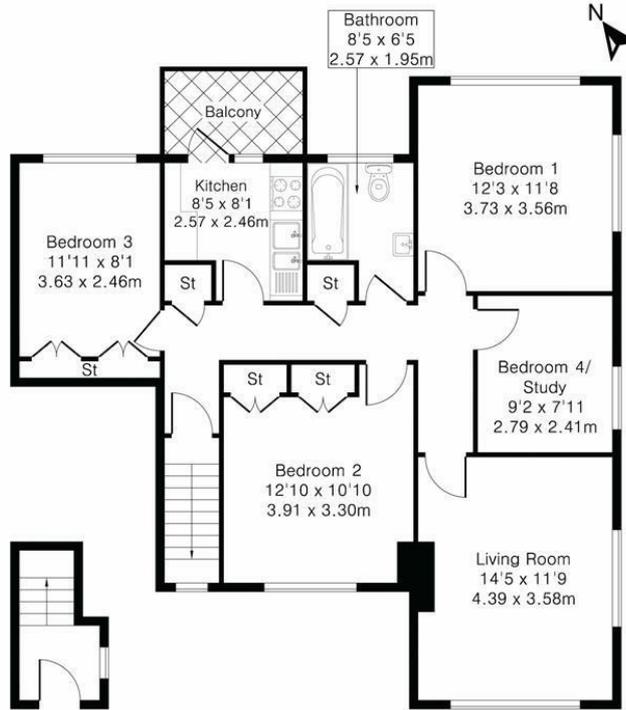
We believe the current rental value for a furnished let would be £1600 per calendar month which based on the asking price represents a possible gross rental yield of 6.1%

# Floorplan

**Approximate Gross Internal Area 964 sq ft - 90 sq m**

Ground Floor Area 34 sq ft - 3 sq m

First Floor Area 930 sq ft - 87 sq m



Ground Floor First Floor



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	58	78
(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.