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1-31 Harlequin House, Padworth Avenue, Reading, RG2
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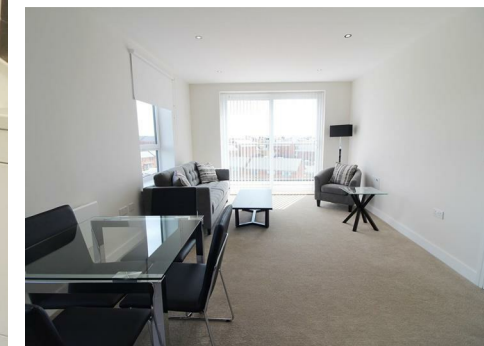
£8,500,000

Investment opportunity approximately 2.5 miles from central Reading's mainline station. Harlequin House is located within the favoured Kennet Island development by Berkeley Homes, and comprises 8 x1 bedroom and 22 x 2 bedroom apartments let with individual tenancies currently producing a gross rental of £517,380 pa. The apartments all benefit from allocated parking spaces and are set within impressive communal grounds with a central piazza and amenities. Boasting excellent transport links with easy access to jct 11 of M4, a dedicated bus service to Readings' mainline station and the newly opened station at Green Park is within 0.9 mile. The development incorporates the Circle private hospital, a BMW dealership and Hilton Hotel and is within easy reach of Green Park business centre.



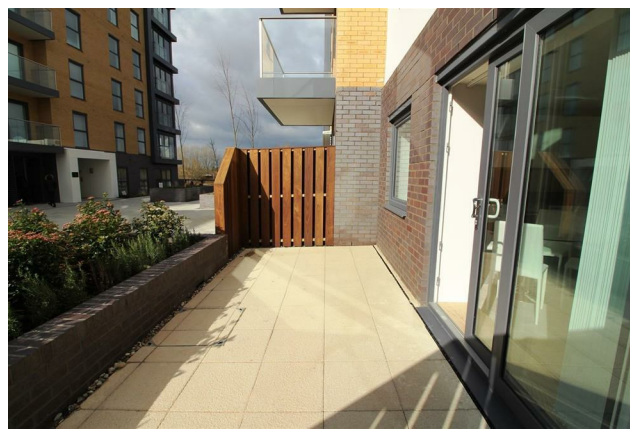
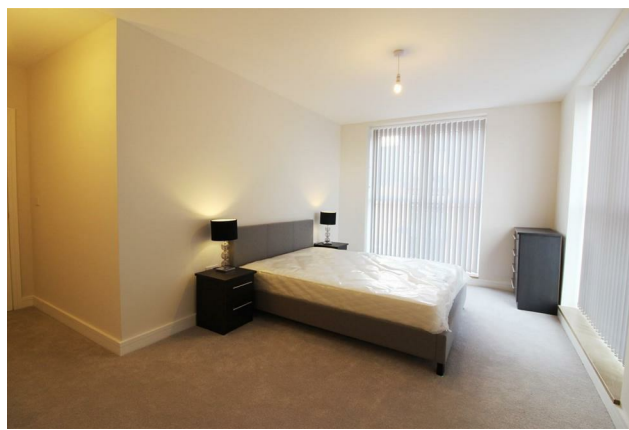


- Investment opportunity- Whole Block
- 30 apartments (22 x 2 bedroom and 8 x 1 bedroom)
- Each apartment with allocated parking
- Current rental income £517,380pa
- Well-maintained communal grounds
- Excellent transport links by road & rail



NO	LEVEL	BEDROOMS	M ²	FT	TERRACE	Rent	RENTS (PA)	CHARGE(PA)
Flat 1	GF	2	65.93	710	GF Terrace	£1,400	£450	£1,394
Flat 2	GF	2	67.55	727	GF Terrace	£1,550	£450	£1,428
Flat 3	GF	2	69.61	749	GF Terrace	£1,450	£450	£1,471
Flat 4	GF	2	63.00	678	GF Terrace	£1,495	£450	£1,332
Flat 5	1	2	65.93	710	Corner Feature	£1,450	£450	£1,394
Flat 6	1	2	67.55	727	Balcony	£1,510	£450	£1,428
Flat 7	1	1	45.54	490	Balcony	£1,250	£350	£962
Flat 8	1	2	63.75	686	Balcony	£1,475	£450	£1,347
Flat 9	1	2	63.00	678	Balcony	£1,550	£450	£1,332
Flat 10	1	1	45.54	490	Balcony	£1,250	£350	£962
Flat 11	2	2	65.93	710	Corner Feature	£1,495	£450	£1,394
Flat 12	2	2	67.55	727	Balcony	£1,500	£450	£1,428
Flat 14	2	1	45.54	490	Balcony	£1,200	£350	£962
Flat 15	2	2	63.75	686	Balcony	£1,550	£450	£1,347
Flat 16	2	2	63.00	678	Balcony	£1,550	£450	£1,332
Flat 17	2	1	45.54	490	Balcony	£1,135	£350	£962
Flat 18	3	2	65.93	710	Corner Feature	£1,495	£450	£1,394
Flat 19	3	2	67.55	727	Balcony	£1,450	£450	£1,428
Flat 20	3	1	45.54	490	Balcony	£1,250	£350	£962
Flat 21	3	2	63.75	686	Balcony	£1,500	£450	£1,347
Flat 22	3	2	63.00	678	Balcony	£1,495	£450	£1,332
Flat 23	3	1	45.54	490	Balcony	£1,200	£350	£962
Flat 24	4	2	65.93	710	Corner Feature	£1,450	£450	£1,394
Flat 25	4	2	67.55	727	Balcony	£1,495	£450	£1,428
Flat 26	4	1	45.54	490	Balcony	£1,200	£350	£962
Flat 27	4	2	63.75	686	Balcony	£1,600	£450	£1,347
Flat 28	4	2	63.00	678	Balcony	£1,550	£450	£1,332
Flat 29	4	1	45.54	490	Balcony	£1,200	£350	£962
Flat 30	5	2	94.24	1014	Terrace	£1,670	£450	£1,991
Flat 31	5	2	81.84	881	Terrace	£1,750	£450	£1,730
			1847.41	19,885		£43,115	£12,700	£39,048

EPC'S
Please refer to the EPC register
online for all EPC's using
postcode RG2 0FU.



Fifth Floor
Approx. 94.3 sq. metres (1014.8 sq. feet)



Total area: approx. 94.3 sq. metres (1014.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.
Plan produced using PlanUp.

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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			
(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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