



This impressive apartment is located in the sought-after Thomas Homes development in a prime position within walking distance of the vibrant town centre, mainline station and access to the Royal Berkshire hospital. A sympathetic conversion of stylish and imposing period buildings which formed part of the University of Reading's London Road campus. Ideal for purchasers seeking a home with a high standard of finish and specification with excellent transport links. Situated on the lower ground floor, with the benefit of a private patio terrace, the apartment enjoys a contemporary styled open plan living room alongside two double bedrooms and well-kept communal grounds with allocated parking.

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

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0118 960 1000



- Two bedrooms
- Open-plan living room with doors to private courtyard
- Impressive communal spaces and grounds
- Off street parking, allocated space
- Can be purchased with tenant in situ, or with vacant possession
- Landmark period building recently converted by Thomas Homes





Council tax band C

Council- Reading

Additional information:

Parking

The property has an allocated parking space, number 37 and residents are required to display a parking permit.

Lease information.

Years remaining: 118

Service charge: £2036 per annum

Ground rent: £250 per annum

Ground rent review period: Every 15 years in line with RPI , next review 2032

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central 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"

The property is grade II listed

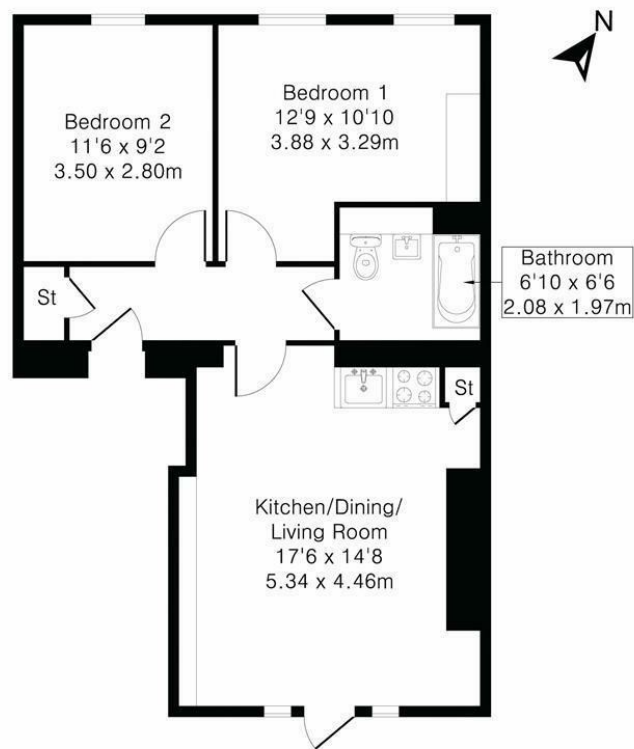
The property is located in a conservation area.

Rental Yield

Currently there is a tenant in situ on an assured shorthold tenancy, they have indicated they wish to stay on but can also be served 2 months for vacant possession from October 2025. The current rental value is £1600 per calendar month which based on the asking price represents a possible gross rental yield of 6.5%.

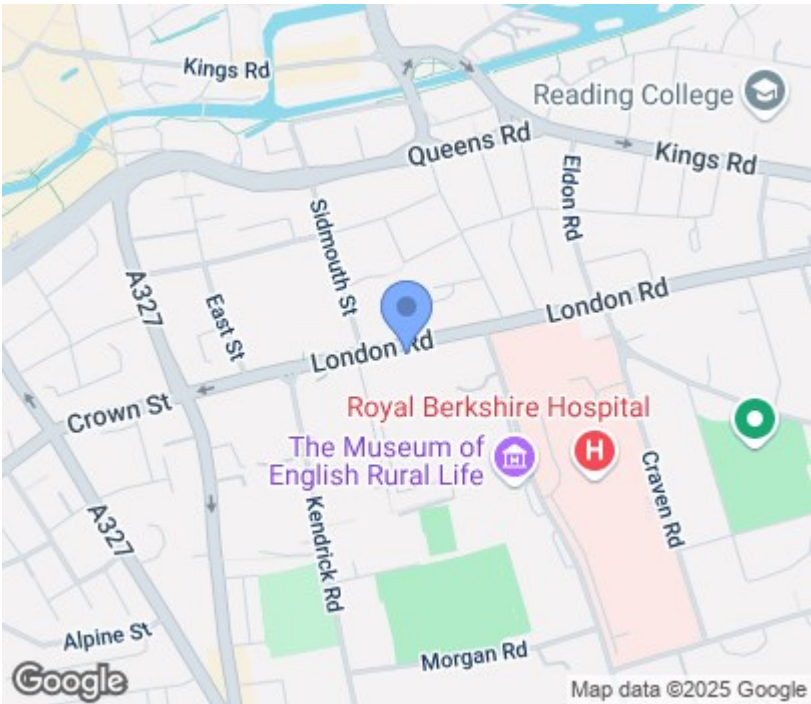
Floorplan

Approximate Gross Internal Area 600 sq ft – 56 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.

HASLAMs
Sales



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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	61	61
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.