



32-44, Highgrove Street, Reading, RG1 5EN

Price Guide £1,375,000



To be sold by traditional auction on Thursday 8th May is this portfolio of 7 Victorian terraced properties which have each been split into 2 x 1 bed flats. The properties are currently let on AST's and are producing a gross income of £123,420 pa and with full occupancy the estimated income is in the region of £145,000. Highgrove Street is a popular residential road situated on the outskirts of the University area, convenient for the town centre as well as local amenities and transport links by road and rail.







- Residential Portfolio to be sold by Traditional Auction on Tuesday 8th May 2025
- Investment Opportunity
- 7 Victorian terraces split into 2 x 1 bed flats
- Walking distance of town centre, University campus, hospital & mainline station
- Popular residential address
- Currently producing Gross income £123,420 pa (2 vacant properties)







#### Auction Information

For Sale Via Haslams Online Auction powered by Bamboo Auctions.

Auction end date and time: Tuesday 8th May at 12pm

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: [www.Haslams.net](http://www.Haslams.net) and click on the 'online auction' tab

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange attend the block viewing session.

#### EPC's

For all properties EPC's please go online to the EPC register and use postcode RG1 5EN to retrieve these.

#### 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](http://reading.gov.uk) "permit charges"

#### Property construction – Standard form

##### Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - electric

#### 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"

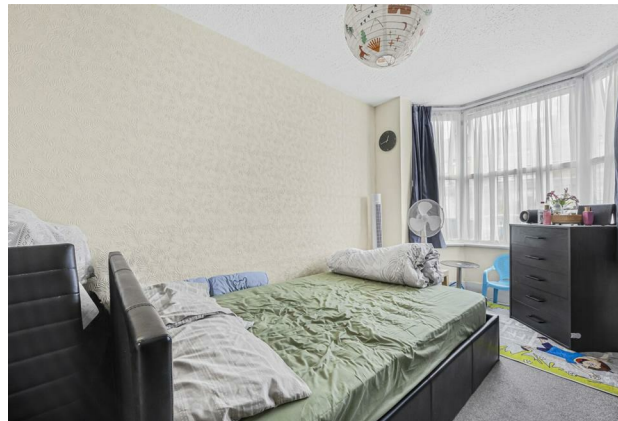
#### Agents Note:

Flat 1 32 is currently vacant

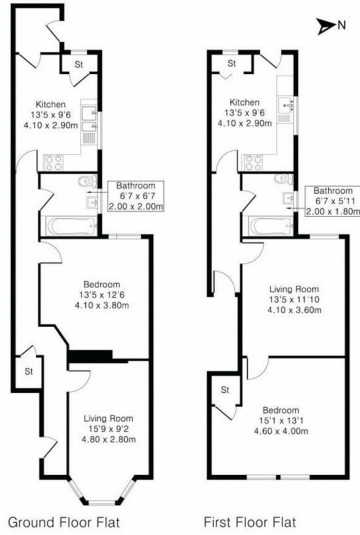
Flat 1 38 Highgrove Street is vacant and undergoing remedial repairs following a leak from the flat above

Flat 2 38 Highgrove Street -The tenants have been served Section 21 notice which is due to end on 16th May

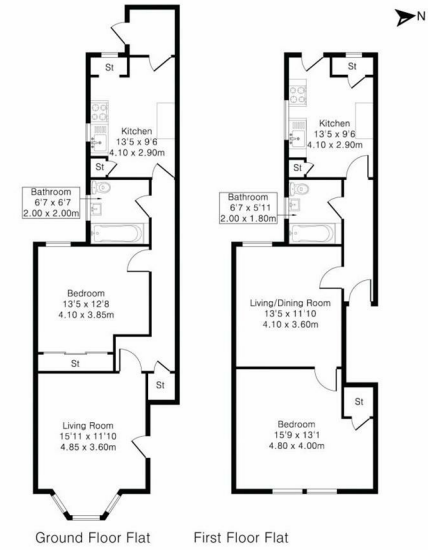
Income- The estimated income when all of the properties are occupied is expected to be £146,520



Approximate Gross Internal Area 1212 sq ft - 113 sq m



Approximate Gross Internal Area 1212 sq ft - 113 sq m



though 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 practice. 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.



HASLAM'S  
Sales

PINK PLAN

though 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 practice. 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.

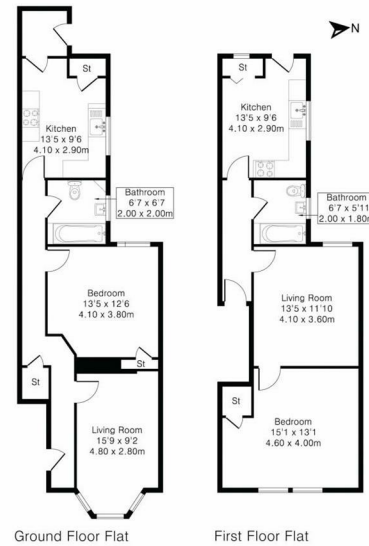


HASLAM'S  
Sales

Flat 1 & 2, 32 Highgrove Street

Flat 1 & 2, 34 Highgrove Street

Approximate Gross Internal Area 1212 sq ft - 113 sq m



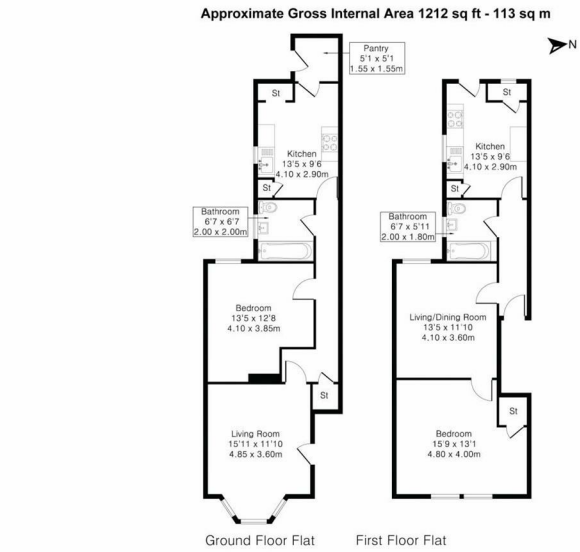
PINK PLAN

though 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 practice. 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.



HASLAM'S  
Sales

Flat 1 & 2, 36 Highgrove Street



**PINK PLAN**

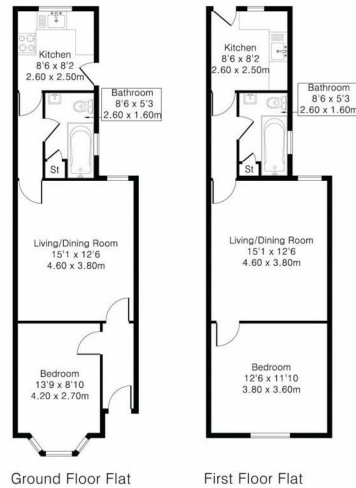
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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.

**RICS** Certified Property Measurement

**HASLAM'S**

## Flat 1 & 2, 38 Highgrove Street

Approximate Gross Internal Area 977 sq ft - 91 sq m



**PINK PLAN**

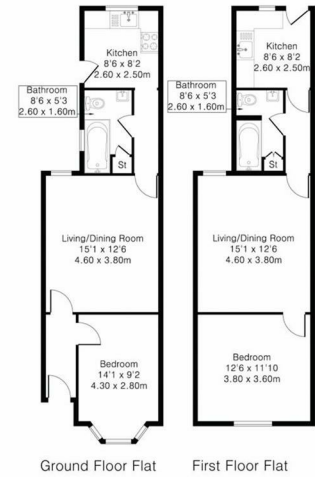
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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.

**RICS** Certified Property Measurement

**HASLAM'S**

## Flat 1 & 2, 40 Highgrove Street

Approximate Gross Internal Area 977 sq ft - 91 sq m



**PINK PLAN**

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 practice. 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.

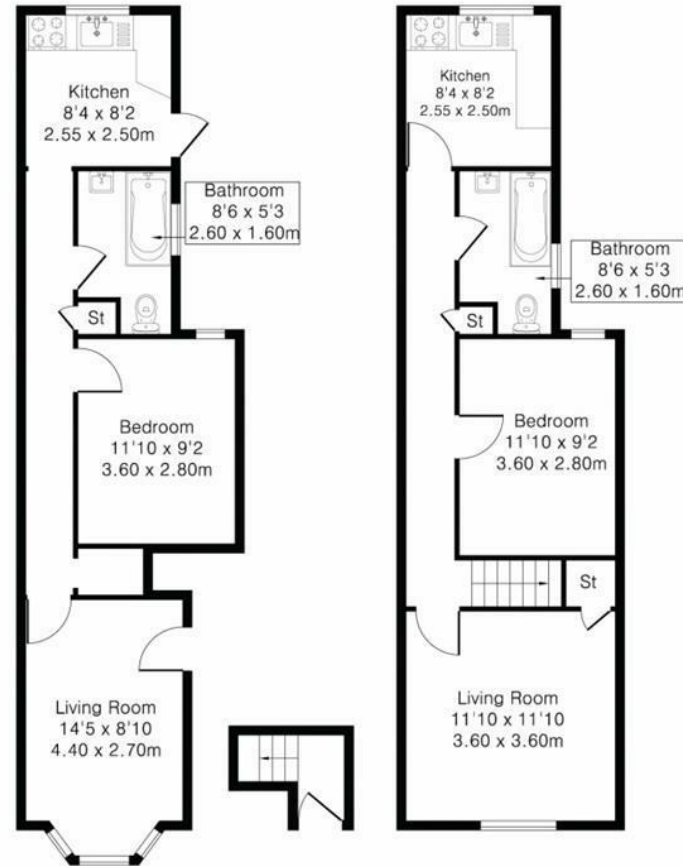
**RICS** Certified Property Measurement

## Flat 1 & 2, 42 Highgrove Street

**HASLAM'S**

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.

Approximate Gross Internal Area 897 sq ft - 83 sq m



Ground Floor Flat

First 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.



Flat 1 & 2, 44 Highgrove Street