

**HASLAM'S**  
.net



1-31 Harlequin House, Padworth Avenue, Reading, RG2  
0FU

£7,000,000



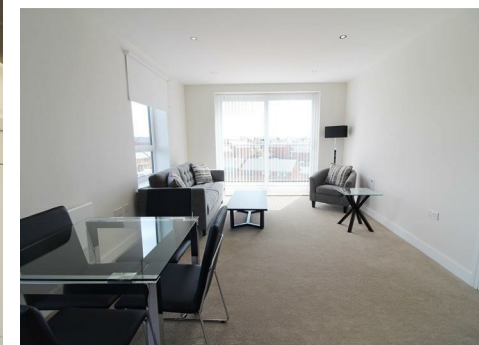
Investment opportunity approximately 2.5 miles from central Reading's mainline station. Harlequin House is located within the favoured Kennet Island development by Berkeley Homes, and comprises 8 x1 bedroom and 22 x 2 bedroom apartments let with individual tenancies. We estimate that full occupancy will produce a gross rental of approximately £527,280 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 jnct 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
- Estimated rental income £527,280pa - Gross yield of 6.6%
- Well-maintained communal grounds
- Excellent transport links by road & rail





NO	LEVEL	BEDROOMS	M <sup>2</sup>	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
			<b>1847.41</b>	<b>19,885</b>		<b>£43,115</b>	<b>£12,700</b>	<b>£39,048</b>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.