

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ARCHWAY HOUSE, GOSBROOK ROAD CAVERSHAM, READING, RG4 8HU

£210,000

INVESTORS ONLY - An excellent opportunity to acquire this one bedroom flat located in central Caversham. Currently let with an annual income of £12,600 with a gross yield of 5.8%. Includes living room, kitchen, bedroom, bathroom and one parking space. 16 minute walk to Reading station

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COMMUNAL ENTRANCE HALL

Communal front door with security entry phone system, staircase to all floors

ENTRANCE HALL

Electric storage heater, built-in airing cupboard

LIVING ROOM

17'4 (5.28m) x 9'5 (2.87m)

Front aspect window, electric storage heater, laminate floor



KITCHEN

7'10 (2.39m) x 5'10 (1.78m)

Fitted to comprise worktops with range of cupboards, electric hob with oven below and extractor hood above, washing machine, fridge, laminate floor, tiled surrounds

DOUBLE BEDROOM

11'9 (3.58m) x 8'11 (2.72m)

Rear aspect window, electric night storage heater, laminate floor

BATHROOM

White suite comprising bath with shower over, shower screen, pedestal wash hand basin, low level w.c., laminate floor



RESIDENTS PARKING

One allocated parking space



TENURE

Leasehold

COUNCIL TAX

Band B

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/9030-2008-1320-2000-2131>

LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

