

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



NELSON TERRACE READING, RG1 5AJ

£195,000

LANDLORDS ONLY - currently rented at £1,175pcm = gross yield 7.23%

A lovely one bed ground floor flat with its own personal front door superbly positioned approx. 5 minutes walk to Royal Berkshire Hospital and the Oracle and approximately 1 mile to Reading University

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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HALLWAY

Personal front door, radiator, hardwood flooring

KITCHEN

9'11 (3.02m) x 6'11 (2.11m)

Fitted kitchen with a good range of cupboards and worktops, integrated appliances including electric oven, hob and extractor & washing machine. Separate fridge / freezer and large cupboard, hardwood flooring, rear aspect window

LIVING ROOM

12'1 (3.68m) x 9'11 (3.02m)

Spacious lounge with large rear aspect double glazed window, TV point, radiator, hardwood flooring, door to

**BEDROOM**

11'8 (3.56m) x 9'9 (2.97m)

Spacious double bedroom with front aspect window & built in wardrobe offering ample storage

**BATHROOM**

Three piece suite comprising panelled bath, low level w.c., pedestal wash hand basin, tiled walls and floor, chrome towel radiator

GARDEN

Well maintained communal garden

**PARKING**

Allocated parking space with access from Kendrick Road

TENURE

Leasehold

Original lease dated 1st August 1974

Lease 999 years from 26th April 2012

Lease remaining 986 years plus a share in the freehold

Service charge - £698.86 per annum

Ground rent - N/A

COUNCIL TAX

Band A

NB

This property is owned by staff members at Farmer & Dyer

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

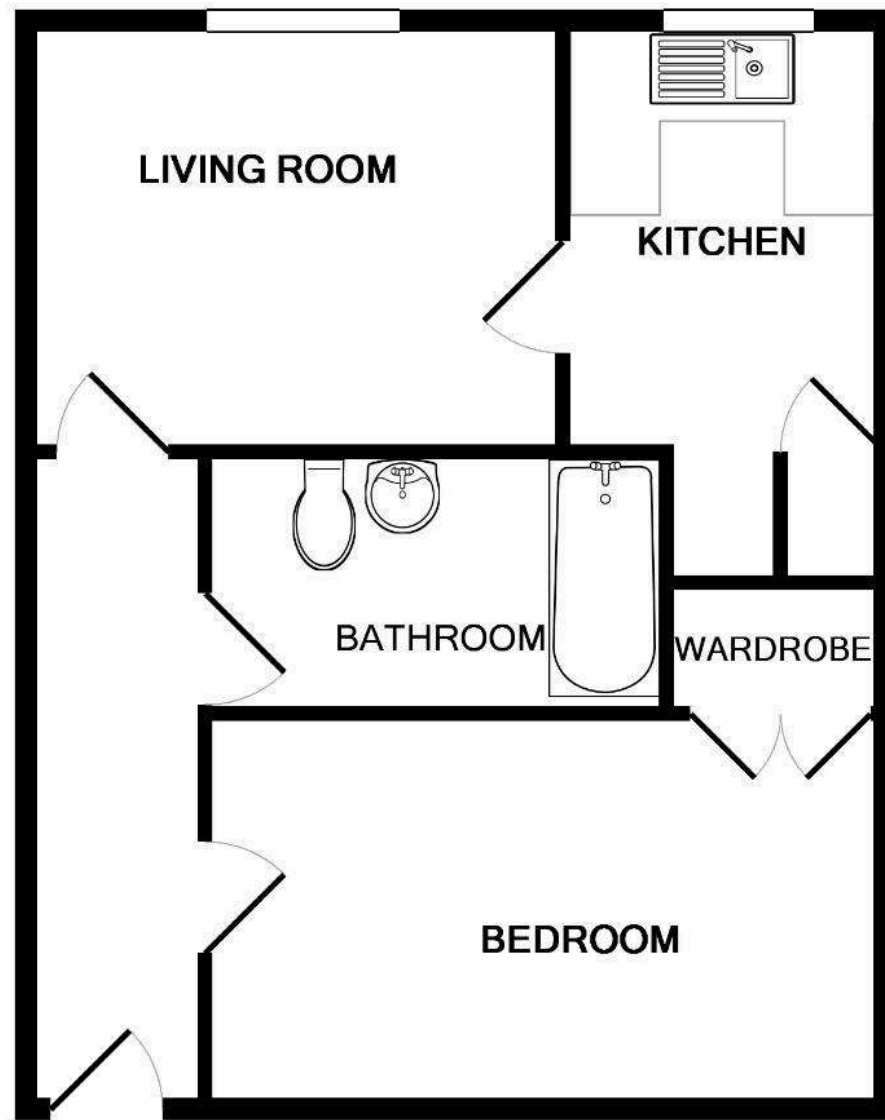
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8315-6521-4370-8497-6926>

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

FLOORPLAN

These floor plans are for guidance purposes only and are not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCATION

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

