

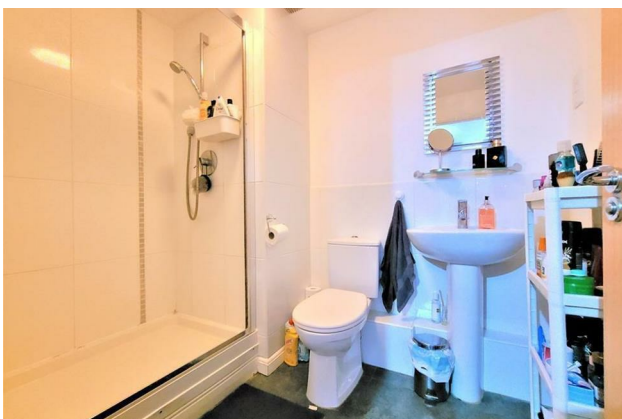
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Flat 64, 20 Kennet Street, Reading, RG1 4AQ

Guide Price £225,000

Property Images



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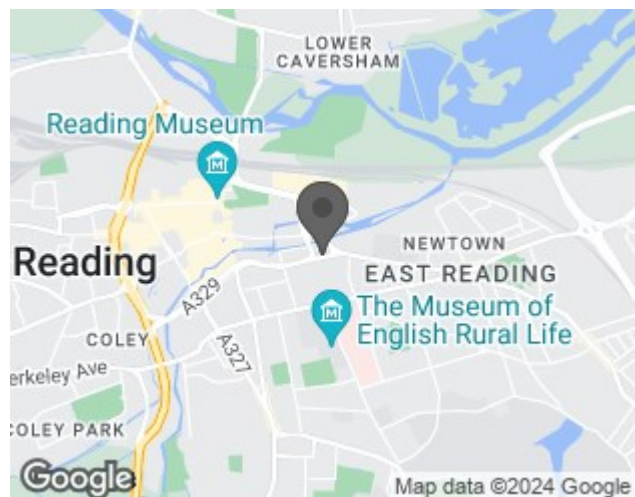
Total floor area 67.5 sq.m. (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		80	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: Apartment Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

Summary

*** Investment Opportunity ***

A beautifully presented and spacious fourth floor apartment with secured allocated parking, conveniently situated within a short distance of Reading town centre and the Oracle shopping complex with its wide range of facilities. The property benefits from having stunning dual aspect views from the open-plan living room/kitchen, two double bedrooms, two bathrooms (one en suite shower room) and a communal rooftop terrace. The property would be perfect for commuters to London as Reading railway station is nearby. This property is tenanted and achieving £1500 PCM. Viewings are highly recommended, Council tax band D

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a NonRefundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Features

- Two Bedroom Apartment • Fourth Floor • Large Living Room • Modern Kitchen • Family Bathroom • En-suite to Master Bedroom • Allocated secured Parking • Lift access • Large Communal Roof Terrace • For sale by Modern Method of Auction