



## Station Road

Earley, RG6 7DY

Guide Price £270,000

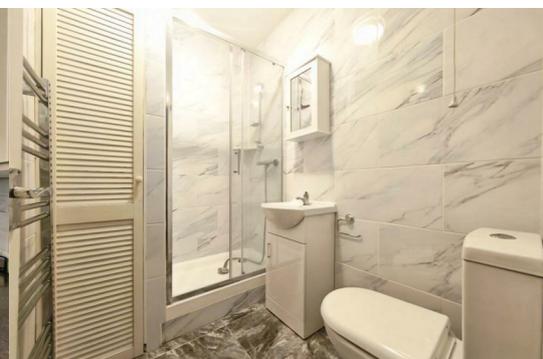


Nestled on Station Road in Earley, Reading, this exceptional ground floor apartment presents a remarkable opportunity for both investors and first-time buyers. Boasting two spacious double bedrooms, this property is currently configured as a three-bedroom residence, maximising its rental potential. With a strong rental yield of £850 per month per room, it stands as a lucrative investment in a sought-after area.

The apartment is modern throughout, offering a contemporary living space that is both stylish and functional. With three bathrooms, the property ensures convenience and comfort for its occupants, making it an ideal choice for students or professionals alike. The location is particularly advantageous, being situated next to Lower Earley train station, which provides excellent transport links to Reading and beyond.

Furthermore, the property benefits from an impressive lease of over 900 years, providing peace of mind for future owners. This apartment not only serves as a comfortable home but also represents a sound investment opportunity in a thriving rental market. Whether you are looking to enter the property market or expand your investment portfolio, this apartment on Station Road is a compelling choice that should not be overlooked.

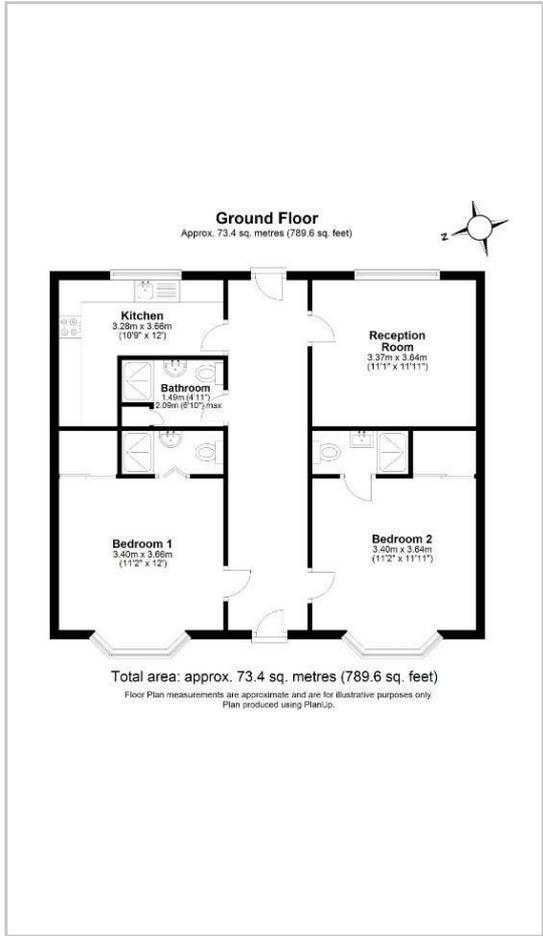
Auctioneers Additional Comments



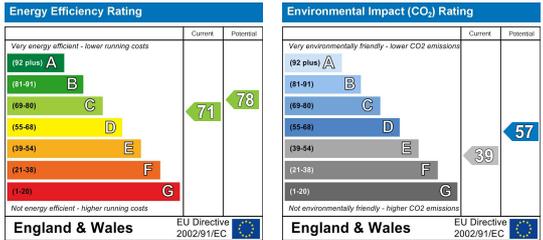
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.