

**HASLAM'S**  
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28, George Street, Reading, RG1 7NT

£475,000

An opportunity to acquire a centrally located investment property that has been sympathetically divided into 4 well-planned flats. The property has been maintained throughout and comprises three 1 bedroom flats and a 2 bedroom flat. Set out over 4 floors, the property benefits from independent access to the lower ground floor 2 bed flat with garden access while the ground floor flat features a balcony and also enjoys garden access. Conveniently positioned for the town centre with local amenities, shops, bus routes and Reading West and the mainline station within a short walk. The property when fully occupied is projected to achieve rental income of £44,500 pa equal to a gross yield of 9.3%.

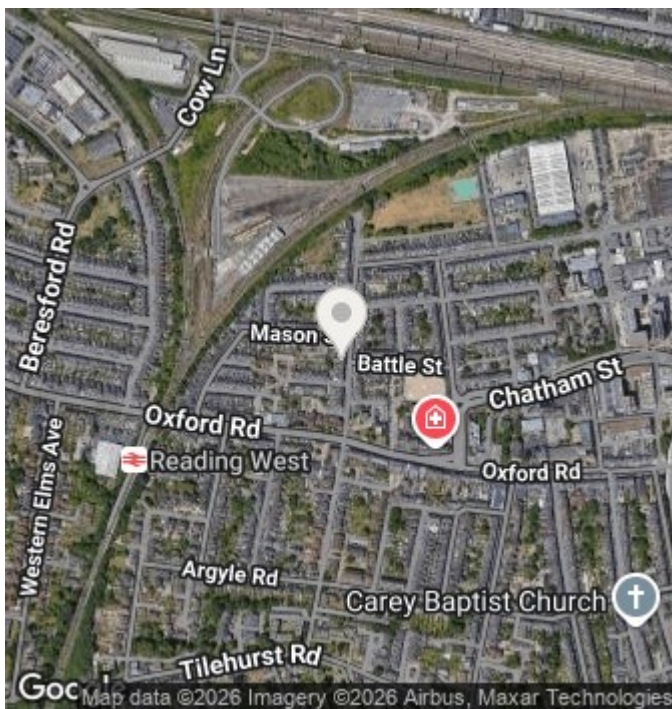




- Investment Opportunity
- Split into 4 flats with Certificate of Lawful Use
- 1 x 2 bed and 3 x 1 bed flats
- With full occupancy achieving a potential 9.3% gross yield
- Walking distance to Reading West and Mainline stations
- Well maintained throughout



Council tax band A  
Council- Reading





#### Additional information:

##### Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges". We understand that historically 2 permits have been issued for the whole property.

##### Property construction – Standard form

##### Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

##### Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"



# Approximate Gross Internal Area 2128 sq ft - 198 sq m

Lower Ground Floor Area 623 sq ft – 58 sq m

Ground Floor Area 643 sq ft – 60 sq m

First Floor Area 431 sq ft – 40 sq m

Second Floor Area 431 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			
		62	76
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.