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1-31 Harlequin House, Padworth Avenue, Reading, RG2
0FU

£7,000,000

Investment opportunity approximately 2.5 miles from central Reading's mainline station. Harlequin House is located within the favoured Kennet Island development by Berkeley Homes, and comprises 8 x1 bedroom and 22 x 2 bedroom apartments let with individual tenancies. With full occupancy, the block achieves a gross rental income of approximately £524,640 pa. The apartments all benefit from allocated parking spaces and are set within impressive communal grounds with a central piazza and amenities. Boasting excellent transport links with easy access to jct 11 of M4, a dedicated bus service to Readings' mainline station and the newly opened station at Green Park is within 0.9 mile. The development incorporates the Circle private hospital, a BMW dealership and Hilton Hotel and is within easy reach of Green Park business centre.





- Investment opportunity- Block of 30 apartments
- 22 x 2 bedroom and 8 x 1 bedroom apartments
- Each apartment with allocated parking
- Current rental income £524,640pa - Gross yield of 7.49%
- Well-maintained communal grounds
- Excellent transport links by road & rail



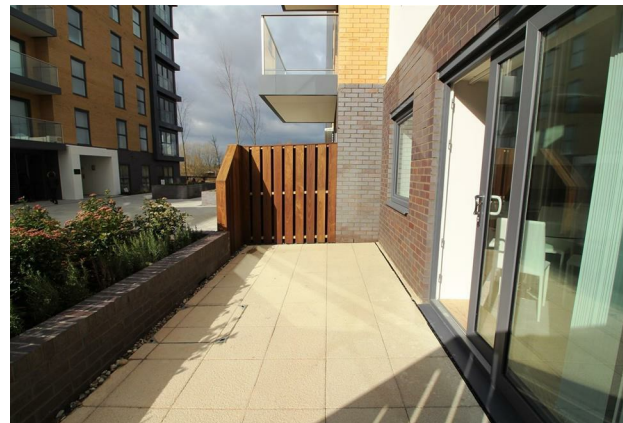
POSTAL NO	BUILDING NAME	FLOOR LEVEL	NO. OF BEDROOM	SIZE GIA M ²	SIZE GIA FT	BALCONY/TERRACE	Rent
Flat 1	Harlequin House	GF	2	65.93	710	GF Terrace	£1,450
Flat 2	Harlequin House	GF	2	67.55	727	GF Terrace	£1,550
Flat 3	Harlequin House	GF	2	69.61	749	GF Terrace	£1,450
Flat 4	Harlequin House	GF	2	63.00	678	GF Terrace	£1,495
Flat 5	Harlequin House	1	2	65.93	710	Corner Feature	£1,500
Flat 6	Harlequin House	1	2	67.55	727	Balcony	£1,550
Flat 7	Harlequin House	1	1	45.54	490	Balcony	£1,250
Flat 8	Harlequin House	1	2	63.75	686	Balcony	£1,500
Flat 9	Harlequin House	1	2	63.00	678	Balcony	£1,550
Flat 10	Harlequin House	1	1	45.54	490	Balcony	£1,250
Flat 11	Harlequin House	2	2	65.93	710	Corner Feature	£1,550
Flat 12	Harlequin House	2	2	67.55	727	Balcony	£1,500
Flat 14	Harlequin House	2	1	45.54	490	Balcony	£1,250
Flat 15	Harlequin House	2	2	63.75	686	Balcony	£1,600
Flat 16	Harlequin House	2	2	63.00	678	Balcony	£1,600
Flat 17	Harlequin House	2	1	45.54	490	Balcony	£1,190
Flat 18	Harlequin House	3	2	65.93	710	Corner Feature	£1,495
Flat 19	Harlequin House	3	2	67.55	727	Balcony	£1,500
Flat 20	Harlequin House	3	1	45.54	490	Balcony	£1,250
Flat 21	Harlequin House	3	2	63.75	686	Balcony	£1,500
Flat 22	Harlequin House	3	2	63.00	678	Balcony	£1,495
Flat 23	Harlequin House	3	1	45.54	490	Balcony	£1,250
Flat 24	Harlequin House	4	2	65.93	710	Corner Feature	£1,595
Flat 25	Harlequin House	4	2	67.55	727	Balcony	£1,550
Flat 26	Harlequin House	4	1	45.54	490	Balcony	£1,200
Flat 27	Harlequin House	4	2	63.75	686	Balcony	£1,600
Flat 28	Harlequin House	4	2	63.00	678	Balcony	£1,550
Flat 29	Harlequin House	4	1	45.54	490	Balcony	£1,300
Flat 30	Harlequin House	5	2	94.24	1014	Terrace	£1,600
Flat 31	Harlequin House	5	2	81.84	881	Terrace	£1,600
					19,885		£43,720

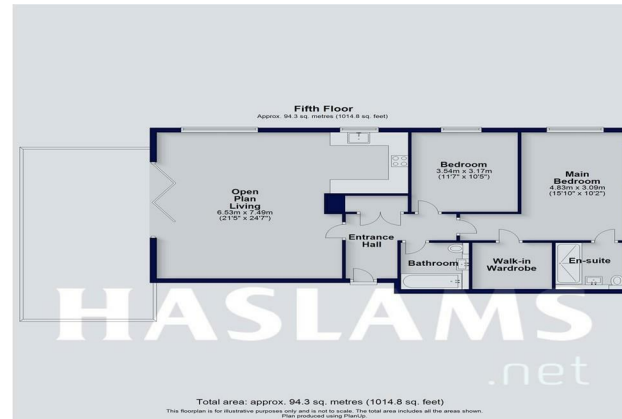
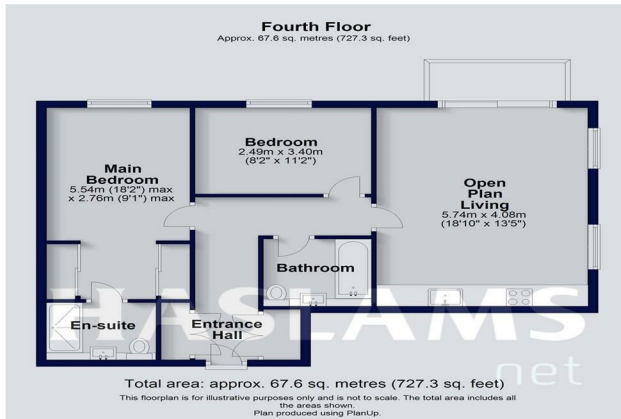
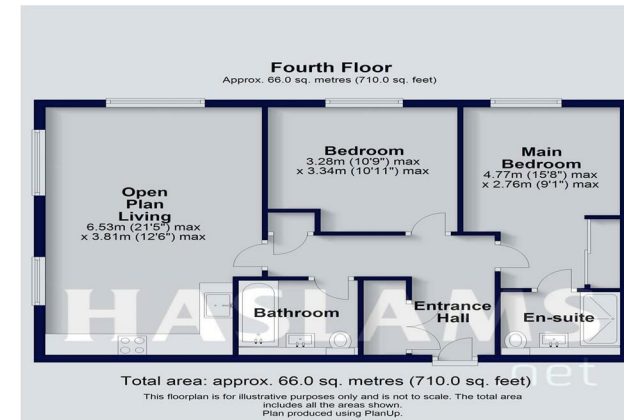
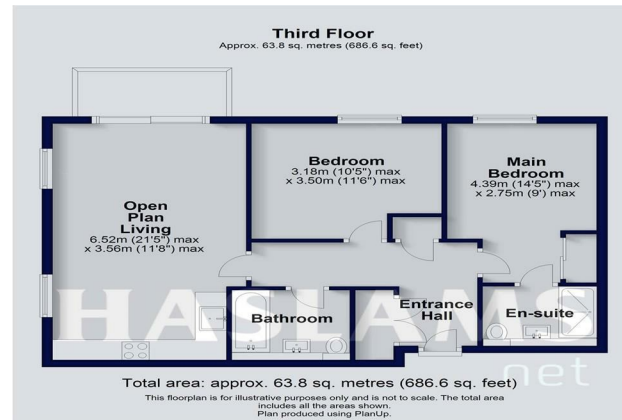
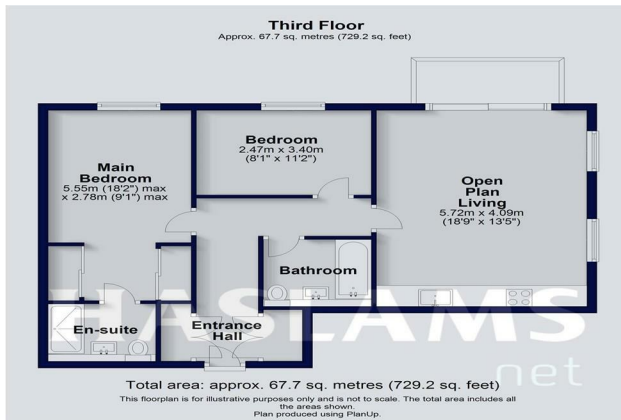
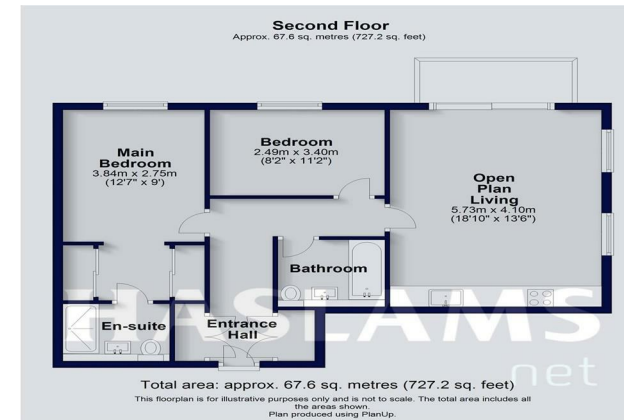
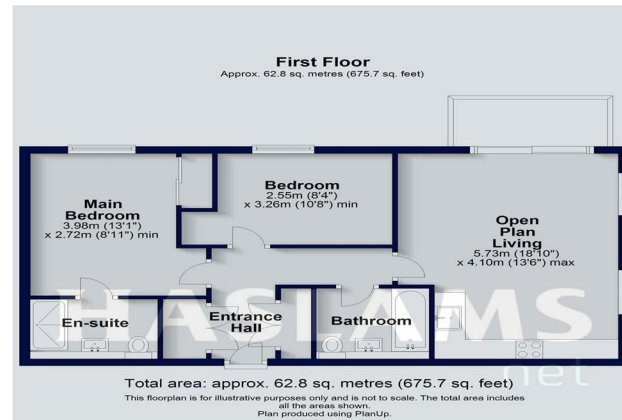
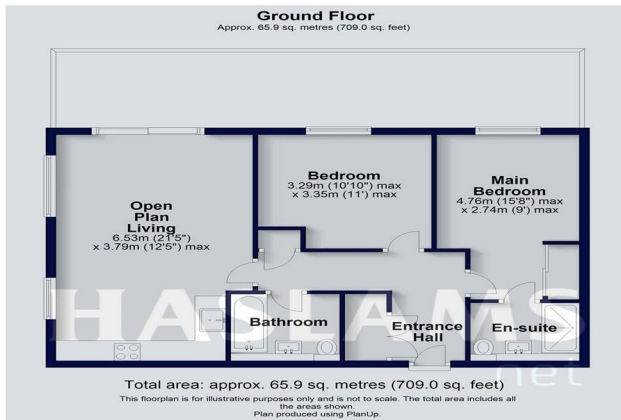
Estimated -vacant

EPC'S
Please refer to the EPC register online for all EPC's using postcode RG2 0FU.

Additional information:
Parking
Each apartment has an allocated parking space.

Lease information.
Years remaining: 979 years
Service charge: Calculated at £2.02 PER SQ FT Total PA £40,167 for 2025/2026
Car Parking Space Annual Service Charge: £146 per space
Ground Rent: £12,700 PA subject to a review every 15 years





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

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