



Offered to the market as an excellent investment opportunity, this property comprises two self-contained flats producing a rental income of £2,595 pcm, which represents a gross yield of 8.3%. Ideally situated in West Reading and conveniently located within walking distance of Reading West Station, a retail park and a variety of independent shops and local amenities. The property is well positioned and will appeal to investors seeking a property within walking distance of the town centre and mainline station. The ground floor flat features a refitted kitchen and contemporary bathroom, two well-proportioned bedrooms and a spacious reception room. The first floor flat offers a refitted kitchen, modern bathroom, generous double bedroom and a bright reception room. Externally, the property benefits from a substantial rear garden, with a patio area leading onto an extensive lawn, providing valuable outdoor space and further enhancing its appeal.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Investors only
- 2 Self contained flats
- Walking distance to Reading West station
- Currently achieving £2595 pcm
- Refitted kitchens and bathrooms
- Strong rental history





Council tax band B

Council- RBC

Additional information:

Agents note

Due to the configuration of the property, we recommend that prospective purchasers seek independent mortgage advice prior to making an offer.

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 "permit charges"

Lease information.

Share of freehold

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

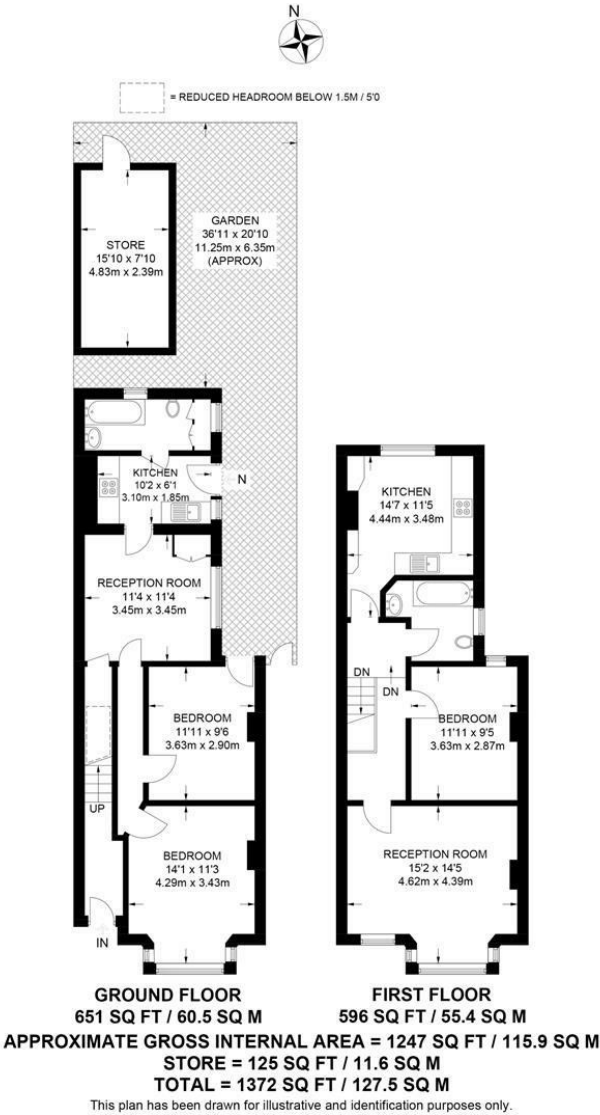
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.