

18 Priory Avenue, Caversham, Reading, RG4 7SE
£550,000 Freehold

sansome george
Residential Sales & Lettings

- 4 Studio Flats Within Freehold Terrace House
- Prime Central Caversham Location
- Communal Rear Garden With Pedestrian Rear Access
- Pervious Rental Income of £42,764 per annum
- No Onward Chain (or with tenants in situation)
- Well Maintained Throughout
- Certificate Of Lawfulness Granted 5/3/2009
- Gas & Electric Certification Availbale





Having been divided into 4 self-contained studio apartments, this attractive Victorian mid-terrace property of 125sq. m. (1347sq. ft.), is ideally located meters from Caversham Village centre with a range of amenities and services, and is 1 mile from the Reading Train Station, crossing the River Thames with meadows on the way hence an attractive and convenient position for tenants.

With a Certificate of Lawfulness granted in 2009, this long established investment has formerly generated £42,764 income per annum (to include gas). The ground floor comprises of 2 units each with direct access to the rear garden. Flat 1 features a recently updated kitchen which is open plan to a living area which in turn leads to a separate bedroom which in turn leads to a shower room. Having also been recently updated, Flat 2 includes a front aspect living/bedroom with fitted pull-down bed, shower room, and modern kitchen with French doors opening to the garden. On the first floor, Flat 3 sits above Flat 1 towards the rear of the building and features rear aspect living room, separate rear aspect kitchen, bedroom and en-suite shower room. Flat 4 is the largest and has also been recently updated to include a spacious living room/bedroom spanning the first floor frontage of the property an also includes a modern shower room and well appointed modern kitchen.

Each unit has individual electrically heated hot water and independent electricity billing while gas fired central heating is provided via 1 boiler covering shared central heating system which is controlled by each property individually via room/radiator thermostats.

Please contact Sansome & George to schedule a viewing appointment or to discuss this opportunity in more detail with full documentation available upon request.

Reading Borough Council - Band B per unit

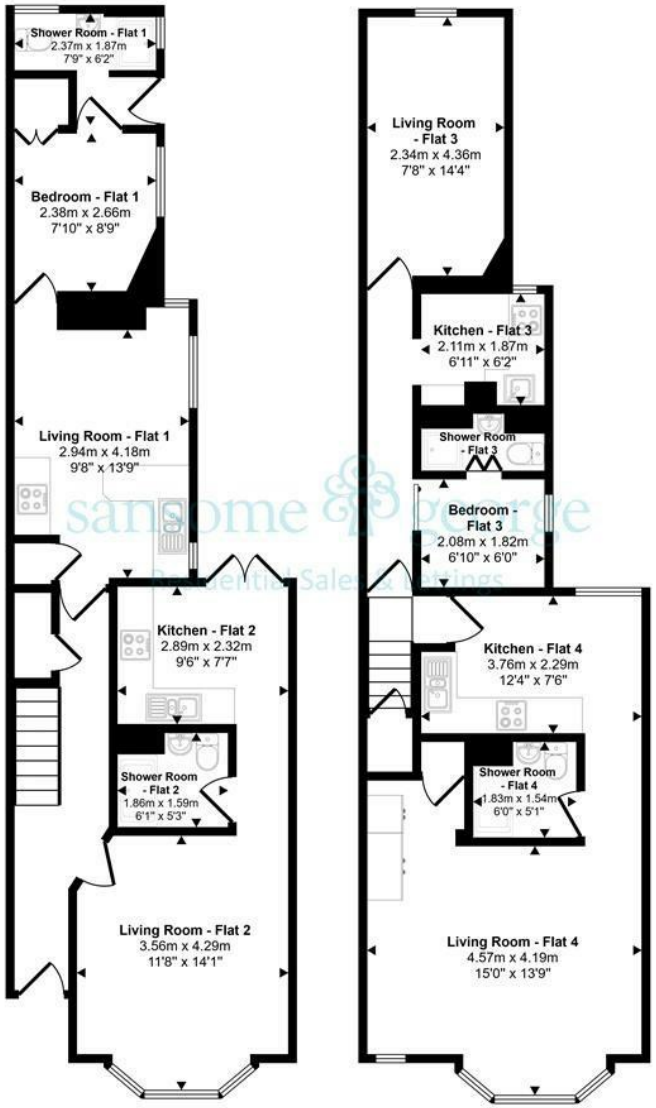
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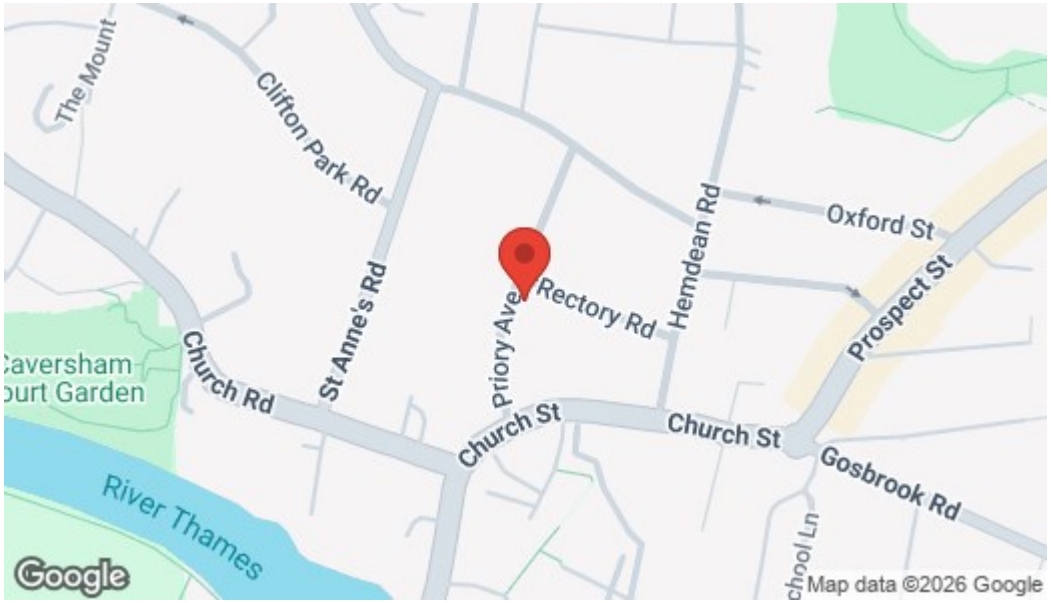
Approx Gross Internal Area
125 sq m / 1347 sq ft



Ground Floor
Approx 62 sq m / 667 sq ft

First Floor
Approx 63 sq m / 680 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Flat 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Flat 4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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