



A charming and characterful one-bedroom property, ideally situated on Bath Road and offered to the market with no onward chain. The property offers a welcoming open-plan living space with plenty of period character, complemented by a well-equipped kitchen providing everything required for modern living. The bedroom is a good size and benefits from its own ensuite shower room. Combining period features with a practical layout, this attractive home is ideally positioned within easy reach of Reading Mainline Station and the Oracle Shopping Centre, making it particularly convenient for commuters and those looking to enjoy the extensive range of shops, restaurants and leisure facilities on offer nearby. An excellent first-time purchase or investment opportunity.

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

sales@haslams.net
0118 960 1000



- Share of freehold
- 1 Bedroom with ensuite shower
- Characterful building
- Open plan living area
- Central location
- No onward chain





Council tax band A

Council- RBC

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 "permit charges"

Lease information.

Share of freehold

Years remaining: 977

Service charge: £1500 PA

Ground rent: £0

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electirc

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

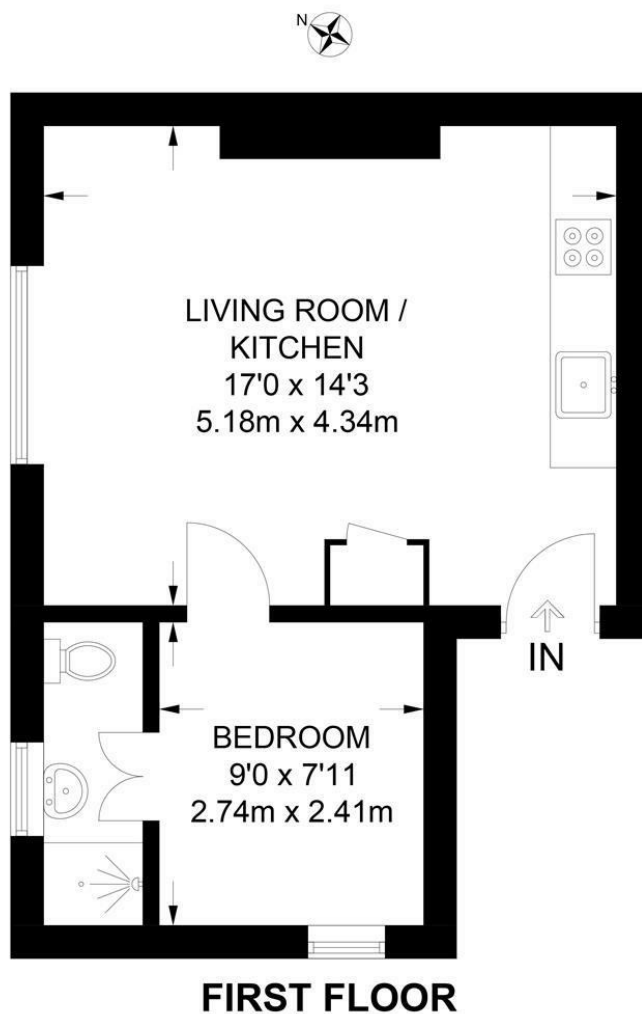
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The property grade II listed

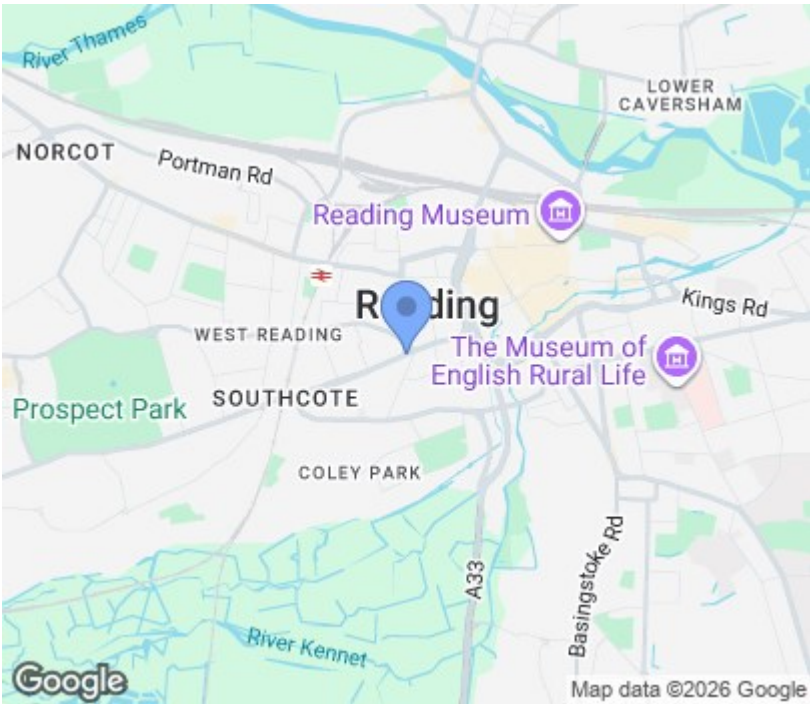
Rental Yield

We believe the current rental value for a furnished let would be £1100 per calendar month which based on the asking price represents a possible gross rental yield of 8.5%

Floorplan



FIRST FLOOR
APPROXIMATE GROSS INTERNAL AREA
355 SQ FT / 33.0 SQ M
This plan has been drawn for illustrative and identification purposes only.



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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		
(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.