



Forming part of a Georgian building of Bath stone within the Eldon Road Conservation Area, this ground-floor apartment combines period character with contemporary comfort. Converted by TA Fisher in 2006, the home includes a dual-aspect living and dining area, a separate kitchen with integrated appliances, and two double bedrooms, the main with an en suite and the second opening onto a private terrace. Additional features include gated parking and gas central heating. Perfectly positioned for Reading station, the Royal Berkshire Hospital and The Oracle, the apartment is offered with no onward chain.

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

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- No onward chain
- 2 bedroom 2 bathroom apartment
- Gated allocated parking, residents lift & video entry system
- Well-equipped kitchen area with appliances
- Dual aspect living room
- Centrally located landmark period building





Council tax band C
Council- Reading

Potential Rental Yield
in our opinion the rental value is £1650 per calendar month which based on the asking price of £210,000 represents a possible gross rental yield of 9.4%

Additional information:

Parking

The property has an allocated parking space accessed through electric gates

Lease information.

Years remaining: 129

Service charge: £2595.96

Ground rent: £150

Ground rent review period: Every 25 years, doubling to £300 in 2030

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

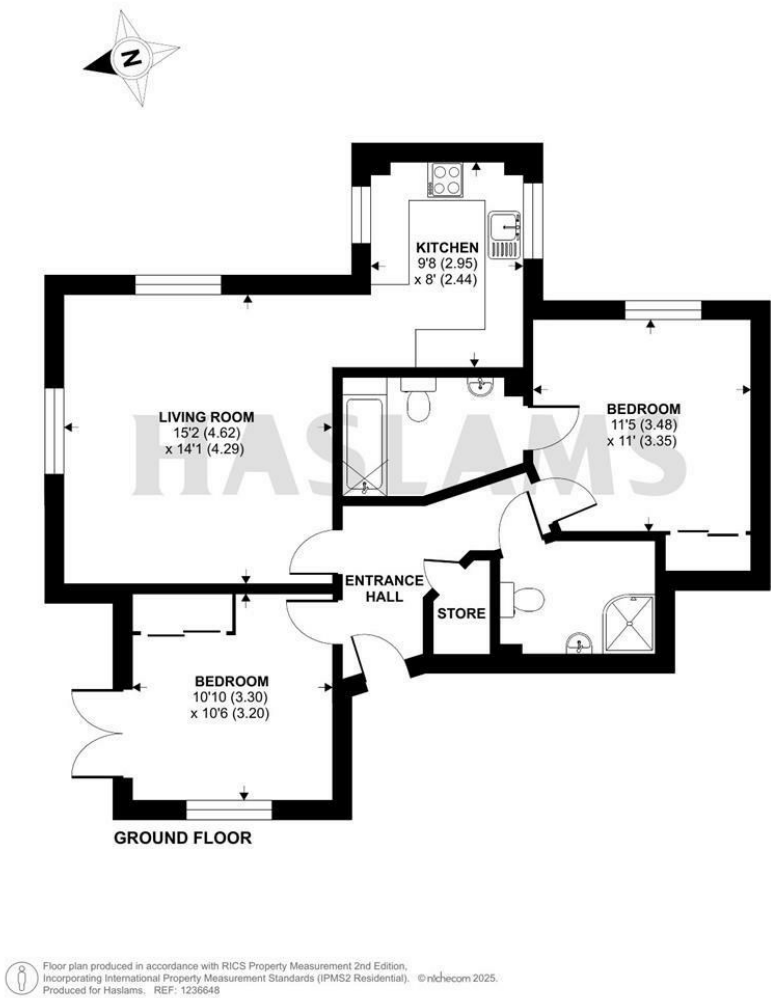
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The property grade II listed

Floorplan

Kings Road, Reading, RG1

Approximate Area = 760 sq ft / 70.6 sq m
For identification only - Not to scale



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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		

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