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1-31 Harlequin House, Padworth Avenue, Reading, RG2
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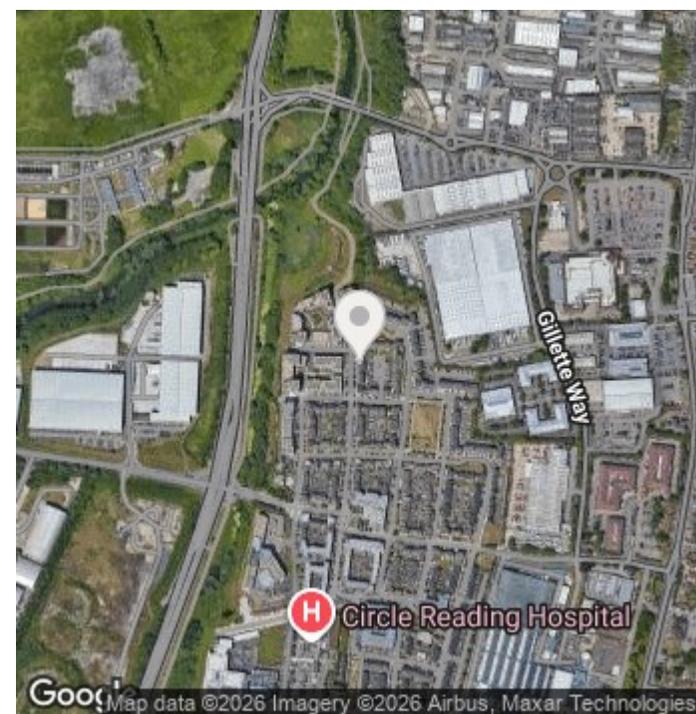
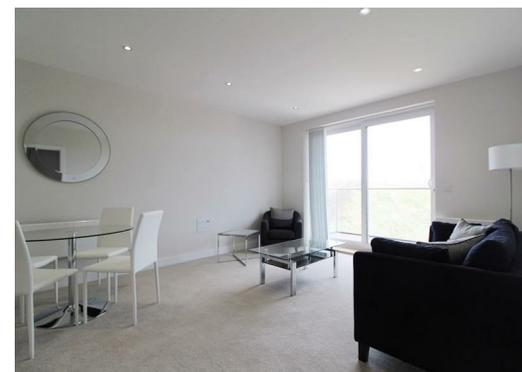
£7,000,000

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

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

Estimated -vacant



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.