

Kings Road

£490,000

**HASLAMS**  
Sales

Reading, RG1 4HP



5



3



1



D

An investment opportunity situated in a prime town centre location, ideal for both proximity to the train station and within walking distance Reading College. A substantial four storey townhouse which is currently let as an unlicensed HMO. Offered for sale with tenants in situ and we are informed produces a gross annual rental income of approximately £34,000.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Investment Opportunity
- Unlicenced HMO
- Future potential for 5 rooms & a self contained studio
- Walking distance to the town centre and hospital
- Current gross annual income of £34,000.
- Walking distance of town centre and mainline station





Council tax band C

Council- Reading

#### 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](http://reading.gov.uk) "permit charges"

##### 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"

##### Rental schedule

The current landlords run the property as an unlicensed HMO. Apart from the basement studio the tenants have shared use of the building, all utilities are paid by the landlord and included in the rent:

Basement studio flat - £1000 per month

Room 1 - Living space

Room 2 - Empty

Room 3 - £550 per month

Room 4 - £650 per month

Room 5 - £600 per month

## Floorplan

Approximate Gross Internal Area 1728 sq ft – 160 sq m

Basement Area 446 sq ft – 41 sq m

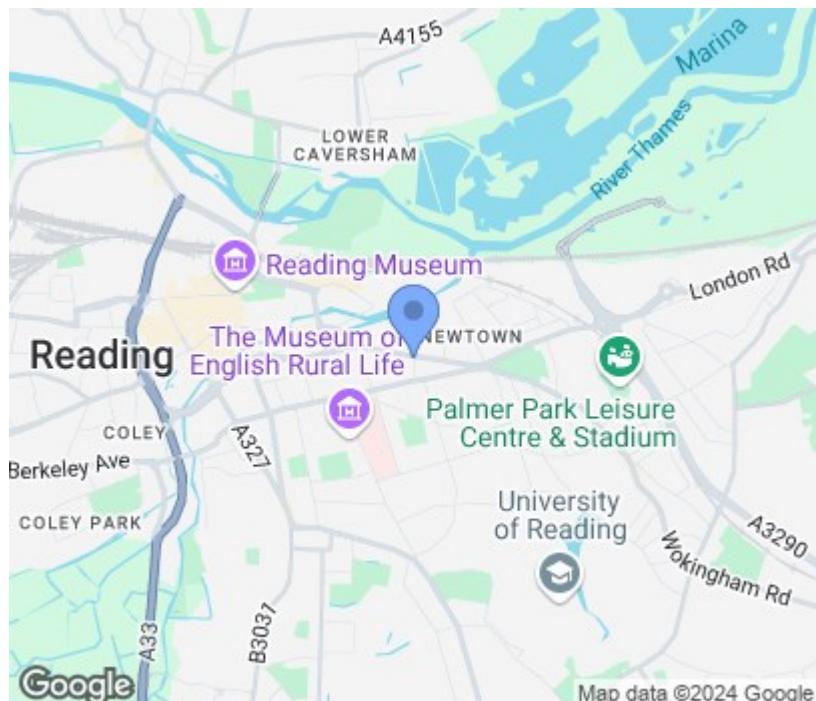
Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 429 sq ft – 40 sq m

Second Floor Area 429 sq ft – 40 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(11-20) 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.