



Occupying a first floor position within an attractive period building which has been sympathetically converted to provide 8 apartments. This 1 bedroom apartment features a well-planned layout with an open plan living room with a well-equipped kitchen area. Finished to a good standard throughout with a modern bathroom suite and well-kept communal areas the apartment is ideally situated for the vibrant town centre and the mainline station with the shops and restaurants of the Oracle within a short walk along the River Kennet.

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

sales@haslams.net
0118 960 1000



- One double bedroom
- Contemporary styled open-plan living room
- Well-equipped kitchen area
- 3pc bathroom suite; Entry phone system
- Walking distance of mainline station & Oracle
- With or without tenants in situ – possible gross yield over 7.1%





Further details

Communal Area

There is a residents bike store for shared use.

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 999

Service charge: £100 per month

Ground rent: Peppercorn

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric mains

Broadband connection available (information obtained from Ofcom):

Standard – ADSL/copper wire

Mobile phone coverage

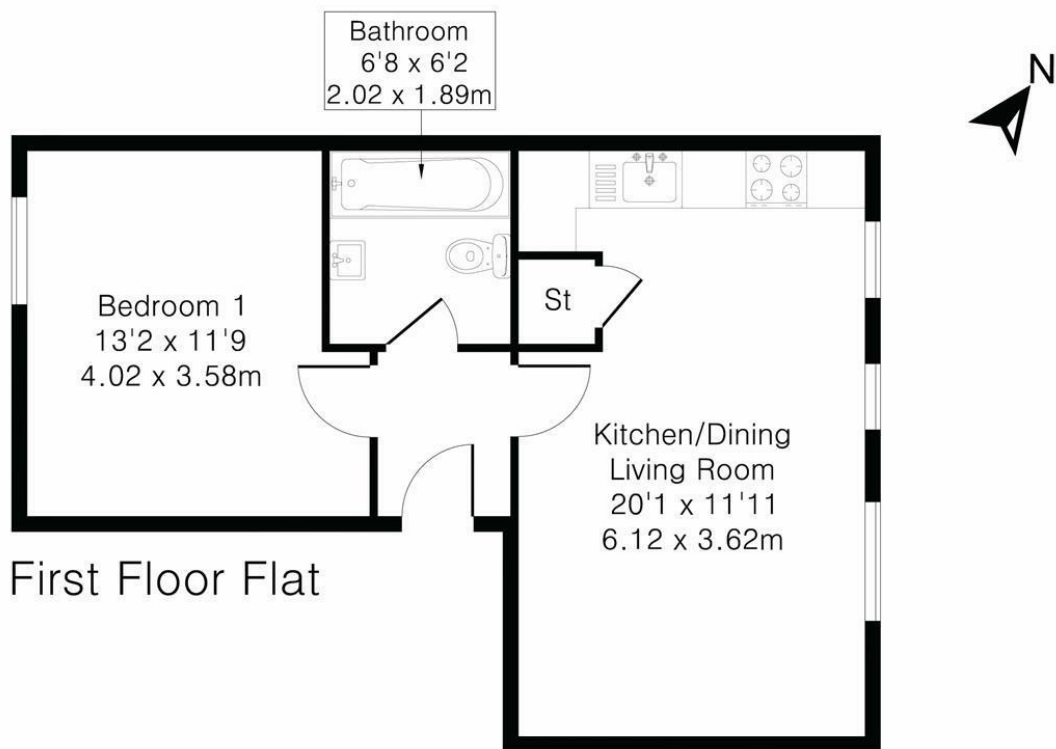
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Rental Yield

The property is currently let on an assured shorthold tenancy for £1100 per calendar month, which based on the asking price represents a possible gross rental yield of 7.1%

Floorplan

Approximate Gross Internal Area 449 sq ft – 42 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.



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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	49	76
(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.