

**HASLAM'S**  
.net



1-31 Harlequin House, Padworth Avenue, Reading, RG2  
0FU

£7,000,000



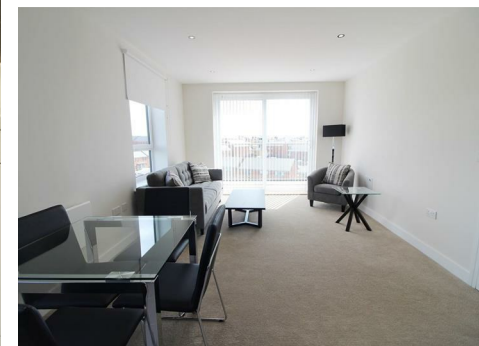
Investment opportunity approximately 2.5 miles from central Reading's mainline station. Harlequin House is located within the favoured Kennet Island development by Berkeley Homes, and comprises 8 x1 bedroom and 22 x 2 bedroom apartments let with individual tenancies. Currently achieving a gross rental income of approximately £526,440 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 jnct 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- Whole Block
- 30 apartments (22 x 2 bedroom and 8 x 1 bedroom)
- Each apartment with allocated parking
- Current rental income £526,440pa - Gross yield of 7.52%
- Well-maintained communal grounds
- Excellent transport links by road & rail





| NO      | LEVEL | BEDROOMS | M <sup>2</sup> | FT            | TERRACE        | Rent           | RENTS (PA)     | CHARGE(PA)     |
|---------|-------|----------|----------------|---------------|----------------|----------------|----------------|----------------|
| Flat 1  | GF    | 2        | 65.93          | 710           | GF Terrace     | £1,400         | £450           | £1,394         |
| Flat 2  | GF    | 2        | 67.55          | 727           | GF Terrace     | £1,550         | £450           | £1,428         |
| Flat 3  | GF    | 2        | 69.61          | 749           | GF Terrace     | £1,450         | £450           | £1,471         |
| Flat 4  | GF    | 2        | 63.00          | 678           | GF Terrace     | £1,495         | £450           | £1,332         |
| Flat 5  | 1     | 2        | 65.93          | 710           | Corner Feature | £1,450         | £450           | £1,394         |
| Flat 6  | 1     | 2        | 67.55          | 727           | Balcony        | £1,510         | £450           | £1,428         |
| Flat 7  | 1     | 1        | 45.54          | 490           | Balcony        | £1,250         | £350           | £962           |
| Flat 8  | 1     | 2        | 63.75          | 686           | Balcony        | £1,475         | £450           | £1,347         |
| Flat 9  | 1     | 2        | 63.00          | 678           | Balcony        | £1,550         | £450           | £1,332         |
| Flat 10 | 1     | 1        | 45.54          | 490           | Balcony        | £1,250         | £350           | £962           |
| Flat 11 | 2     | 2        | 65.93          | 710           | Corner Feature | £1,495         | £450           | £1,394         |
| Flat 12 | 2     | 2        | 67.55          | 727           | Balcony        | £1,500         | £450           | £1,428         |
| Flat 14 | 2     | 1        | 45.54          | 490           | Balcony        | £1,200         | £350           | £962           |
| Flat 15 | 2     | 2        | 63.75          | 686           | Balcony        | £1,550         | £450           | £1,347         |
| Flat 16 | 2     | 2        | 63.00          | 678           | Balcony        | £1,550         | £450           | £1,332         |
| Flat 17 | 2     | 1        | 45.54          | 490           | Balcony        | £1,135         | £350           | £962           |
| Flat 18 | 3     | 2        | 65.93          | 710           | Corner Feature | £1,495         | £450           | £1,394         |
| Flat 19 | 3     | 2        | 67.55          | 727           | Balcony        | £1,450         | £450           | £1,428         |
| Flat 20 | 3     | 1        | 45.54          | 490           | Balcony        | £1,250         | £350           | £962           |
| Flat 21 | 3     | 2        | 63.75          | 686           | Balcony        | £1,500         | £450           | £1,347         |
| Flat 22 | 3     | 2        | 63.00          | 678           | Balcony        | £1,495         | £450           | £1,332         |
| Flat 23 | 3     | 1        | 45.54          | 490           | Balcony        | £1,200         | £350           | £962           |
| Flat 24 | 4     | 2        | 65.93          | 710           | Corner Feature | £1,450         | £450           | £1,394         |
| Flat 25 | 4     | 2        | 67.55          | 727           | Balcony        | £1,495         | £450           | £1,428         |
| Flat 26 | 4     | 1        | 45.54          | 490           | Balcony        | £1,200         | £350           | £962           |
| Flat 27 | 4     | 2        | 63.75          | 686           | Balcony        | £1,600         | £450           | £1,347         |
| Flat 28 | 4     | 2        | 63.00          | 678           | Balcony        | £1,550         | £450           | £1,332         |
| Flat 29 | 4     | 1        | 45.54          | 490           | Balcony        | £1,200         | £350           | £962           |
| Flat 30 | 5     | 2        | 94.24          | 1014          | Terrace        | £1,670         | £450           | £1,991         |
| Flat 31 | 5     | 2        | 81.84          | 881           | Terrace        | £1,750         | £450           | £1,730         |
|         |       |          | <b>1847.41</b> | <b>19,885</b> |                | <b>£43,115</b> | <b>£12,700</b> | <b>£39,048</b> |

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



**Fifth Floor**  
Approx. 94.3 sq. metres (1014.8 sq. feet)



**Total area: approx. 94.3 sq. metres (1014.8 sq. feet)**

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.