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Luxury Living on the Sixth Floor - This stylish apartment offers approximately 500 square feet of modern living space. Enjoy high-quality finishes in a contemporary design, with stunning North facing views that provide a sense of luxury. The well-serviced apartment block features stylish architecture and entrance halls. Benefits from convenient access to the vibrant town center and mainline station. The property is currently occupied by a tenant until November 2024, making it an attractive investment opportunity.

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

sales@haslams.net
0118 960 1000



- Tenant in situ until November 2024
- Modern apartment block
- Walking distance if Reading town centre
- Well presented throughout
- Sixth Floor
- Open plan kitchen/living room





Council tax band C

Council Reading

Additional information – Financial & lease info

Years remaining: 83

Service charge: £2095

Ground rent: 0

Ground rent review period N/A

Additional information (Part B)

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas boiler

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"

Additional information (Part C)

Flooding

We understand the flood risk summary for the area around the property is considered medium risk for surface water flooding, for further information please check the gov.uk website "long term flood risk"

Parking

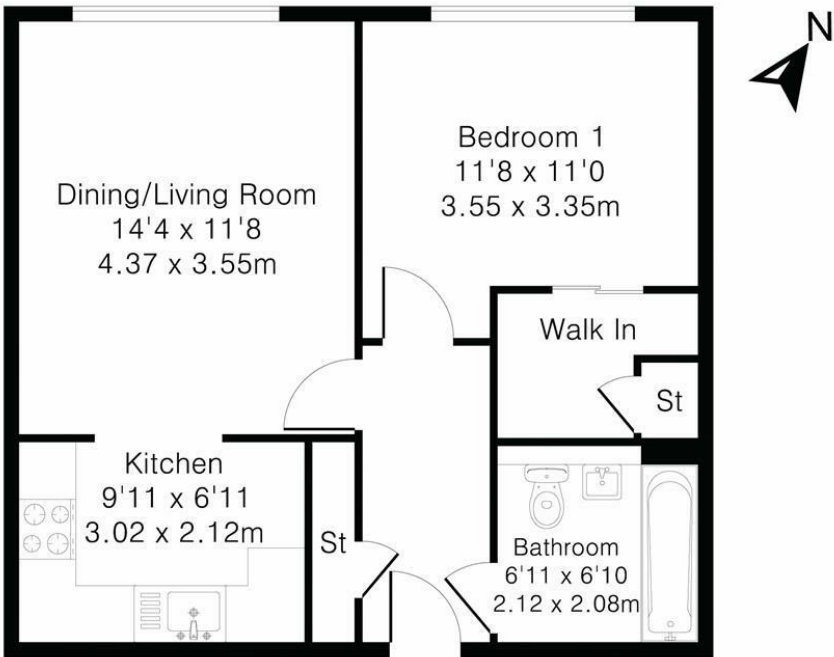
The property does not come with any parking

Rental Yield

We believe the current rental value for a furnished let would be 1,300 per calendar month which based on the asking price represents a possible gross rental yield of 7%

Floorplan

Approximate Gross Internal Area 508 sq ft – 47 sq m



Sixth Floor Flat



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	79	80
(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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