



This investment opportunity is located on a popular West Reading address, close to a local park, school and Reading west station. Currently let on AST's generating £22,140 pa. the three-storey property has been sub-divided into two flats with a ground floor 1 bedroom flat and a 2 bedroom split-level flat.

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

sales@haslams.net
0118 960 1000



- Investment Opportunity Potential gross yield of 6.9%*
- Certificate of lawful use
- 2 bed flat and a 1 bed flat
- Low maintenance garden
- Close to local park & school
- Let with AST's with current rent of £22,140 pa





Council tax band A
Council Reading

Yield
*The current rental being achieved is £1845 per calendar month which based on the asking price represents a rental yield of circa 6.9%

Garden
Low maintenance garden with shed and accessed from the ground floor flat.

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 "permit charges"

Part B
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"

The property has a single skin wall in the ground floor flat shower and purchasers should make enquiries with their mortgage lender that this meets their criteria.

Flooding
We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to a property For further information please check the gov.uk website "long term flood risk".

EPC's
First floor flat- Rating E
Ground floor flat- Rating D

For a copy of the EPC's please use the below link;
<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=RG30+2UH>

Floorplan



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		
(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.