



A light and airy 6th floor apartment situated in the popular Chatham Place development just a short walk of the vibrant town centre and the mainline station. A sizable apartment finished to a high standard in a contemporary style. The open-plan living room opens up to private balcony with elevated views over the communal gardens. The property can be purchased with tenant in situ or with vacant possession.

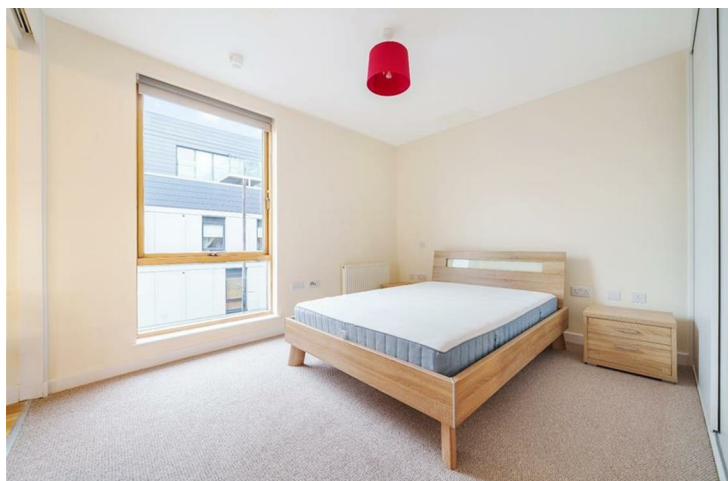
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 6th floor 1 bedroom apartment
- Sizable 628 square foot apartment
- Private south facing balcony
- Concierge & stylish entrances
- Modern contemporary finish & high specification
- Either with or without tenants, possible gross rental yield of 6.1%





Further details

Council tax band C

Communal Gardens

The communal gardens are enclosed and are paved with raised planters and a number of benches for use by the residents.

Tenancy details

The property is currently let on an assured shorthold tenancy for £1320 per calendar month, we believe the current rental value for a furnished let would now be £1350 per calendar month which based on the asking price represents a possible gross rental yield of 6.1%.

Lease details

Years remaining: 235

Service charge: £1,716 PA

Ground rent: £350 PA

Ground rent review period: Every 10 years, review 2035 in line with RPI

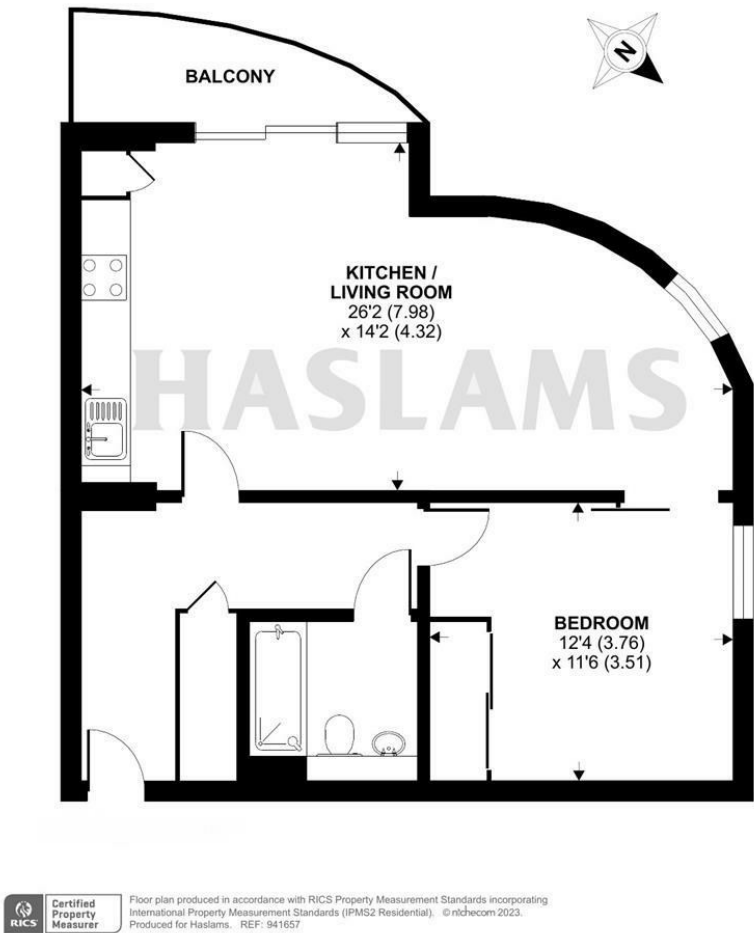
LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

Concierge

The development has a concierge service which is located by the entrance to the car park.

Chatham Place, Reading, RG1

Total = 628 sq ft / 58.3 sq m
For identification only - Not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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.