

Hayward

£265,000

HASLAMS
Sales

Chatham Place , Reading, RG1 7AZ



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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.

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- 6th floor 1 bedroom apartment
- Sized 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

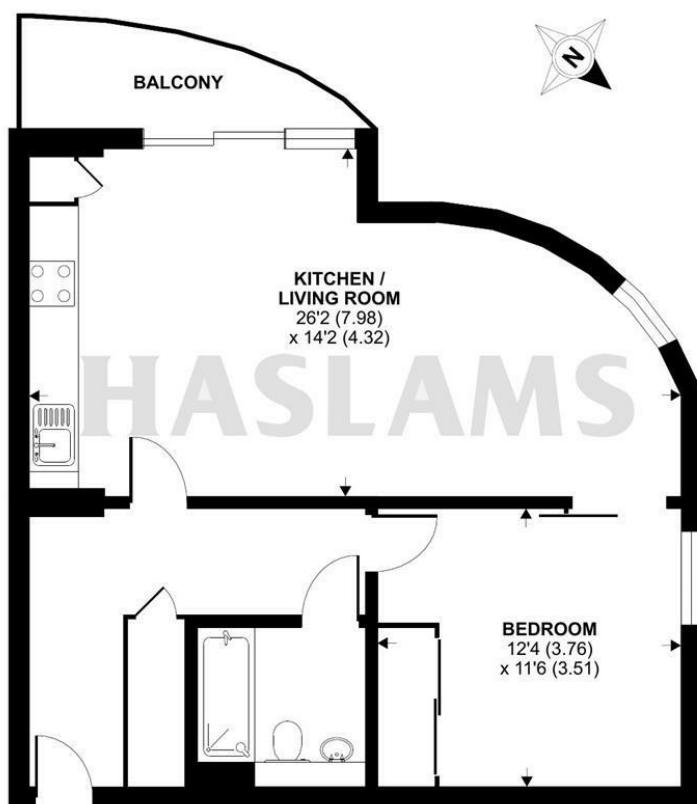
The development has a concierge service which is located by the entrance to the car park.

Floorplan

Chatham Place, Reading, RG1

Total = 628 sq ft / 58.3 sq m

For identification only - Not to scale



Certified
Property
Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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