HASLAMS Sales

Kings Road

£360,000

Reading, RG1 4HP



5 2 1 D

This well-presented period townhouse is situated adjacent to Reading college and is within a short walk of the mainline station and Royal Berkshire Hospital. The property has been finished to a good standard throughout and is offered for sale to investors with tenants in situ currently paying £24,000pa. The accommodation is set out over 4 floors and comprises 5 bedrooms with a communal living room and a kitchen-breakfast room.

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

sales@haslams.net
0118 960 1000





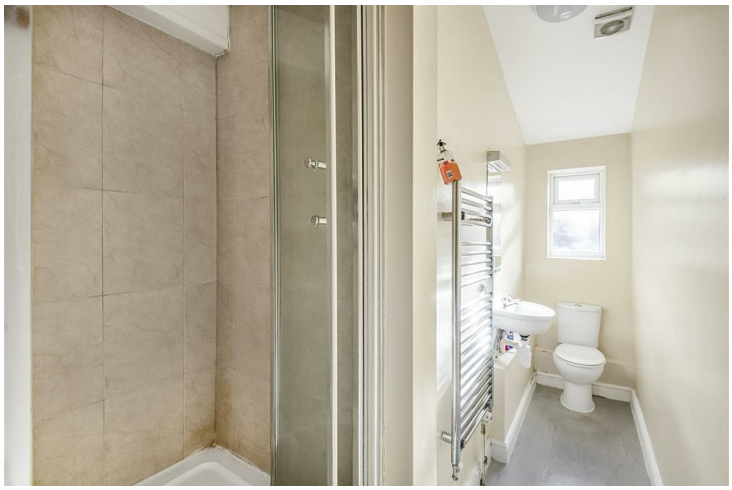
- Investment Opportunity
- Refurbished period townhouse being sold with vacant possession
- Option of 5/6 bedrooms
- Well-fitted kitchen-breakfast room
- 2 x WC/Shower; Utility room
- Off-road parking for 1 vehicle













Council tax band C

Council- Reading

Additional information:

Parking
The property has off-road parking for 1 vehicle.

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"

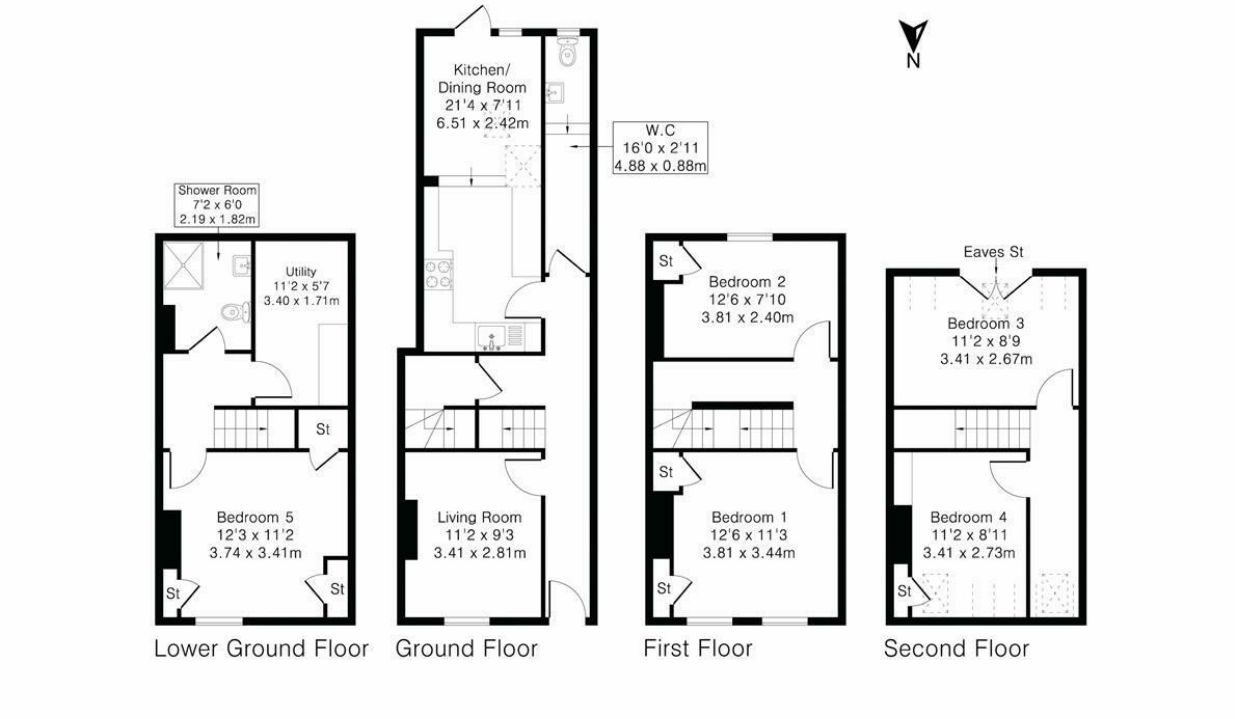
The property has a mandatory HMO licence with RBC: Licence number RBC-225707862067

Garden

The property has a south facing shingled rear garden.

Floorplan

Approximate Gross Internal Area 1389 sq ft - 130 sq m
Lower Ground Floor Area 318 sq ft – 30 sq m
Ground Floor Area 464 sq ft – 43 sq m
First Floor Area 318 sq ft – 30 sq m
Second Floor Area 289 sq ft – 27 sq m

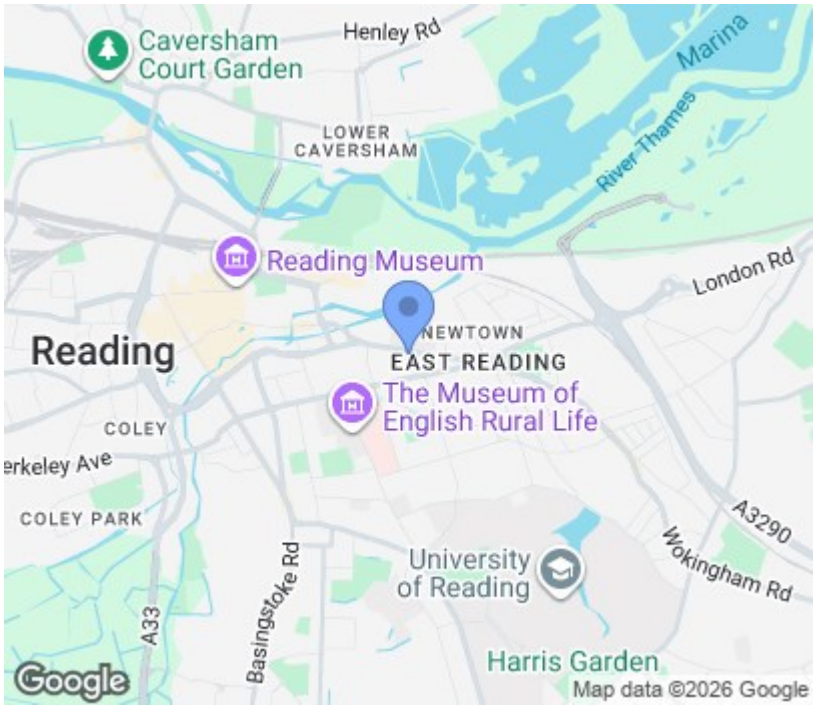


PINK PLAN

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.

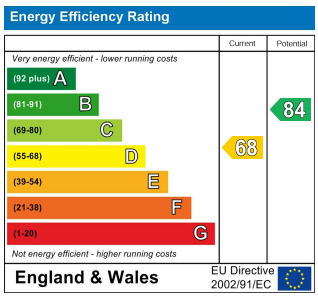
RICS Certified Property Measurer

HASLAMS Sales



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

sales@haslams.net
0118 960 1000



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.