HASLAMS Sales

Oxford Road

£510,000

Reading, RG30 1AB



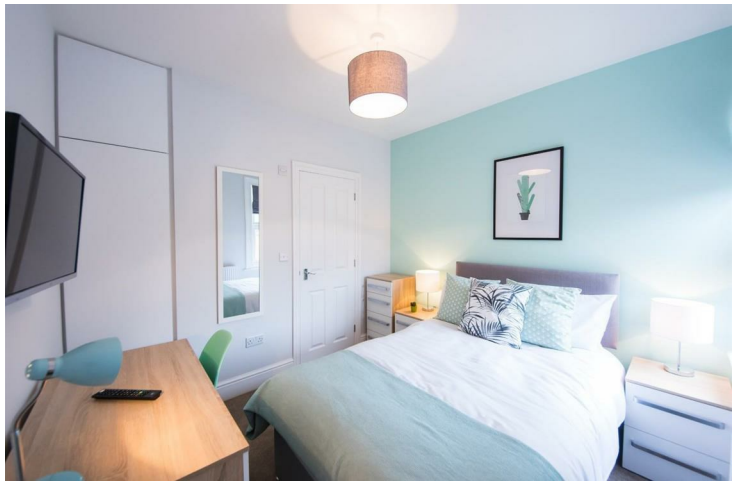
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An opportunity to acquire a well-maintained investment property on the outskirts of the town centre and close to Reading West station. The 6 bedroom licensed HMO features en suites to each room alongside a modern fitted kitchen and a utility area. The property has been upgraded to a high standard and is currently achieving a gross income of £54,660. Ideally positioned for the mainline station and local bus routes with local amenities within walking distance, the property will appeal to investors seeking a going concern with a proven rental history.

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

sales@haslams.net
0118 960 1000





- Investment Opportunity
- Licensed 6 bedroom HMO all with en suites
- High standard of presentation throughout
- Walking distance of Reading West and mainline stations
- Close to local amenities
- Currently achieving a 10.9% gross yield













Council tax band C

Council- RBC

Garden

The garden is low maintenance with a paved patio and slate chippings with pedestrian side gate access to the front.

Additional information:

Parking
There is no parking available at the property.
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"

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

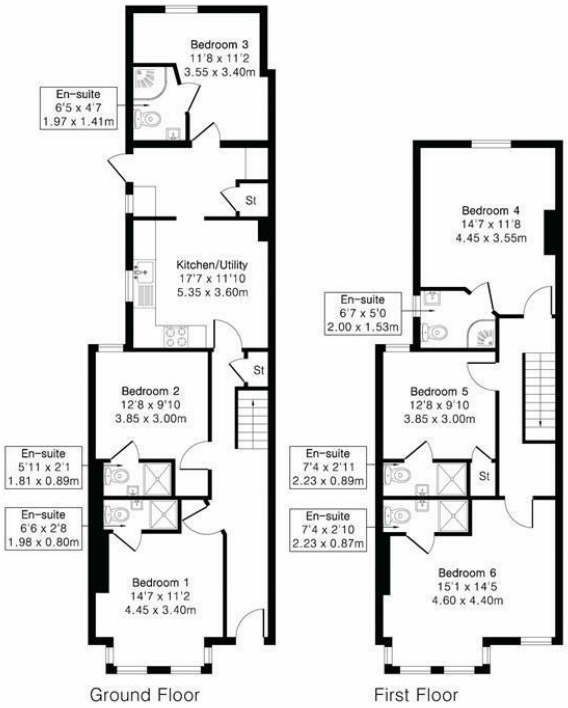
Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

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”

Rental Income
The landlord pays the council tax and for all utilities (gas, water and electricity) and with full occupancy receives an annual rental income of £54,660.

Floorplan

Approximate Gross Internal Area 1353 sq ft - 126 sq m
Ground Floor Area 744 sq ft – 69 sq m
First Floor Area 609 sq ft – 57 sq m



PINK PLAN

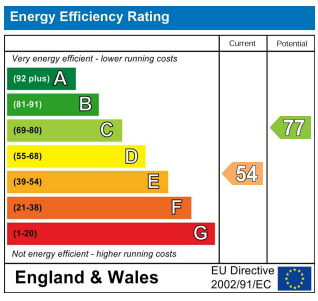
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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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