HASLAMS Sales

Bulmershe Road

£525,000

Reading, RG1 5RJ



5 3 3 D

FREEHOLD PROPERTY SPLIT INTO TWO APARTMENTS - An attractive period property set within a sought-after University address, thoughtfully converted into two well-appointed apartments and offered for sale with the option of tenants in situ as an ongoing investment or with vacant possession. The ground floor offers a well-proportioned two-bedroom apartment with direct access to a private, westerly facing garden with an area of timber decking, ideal for afternoon and evening sun. Arranged over the upper floors, the second apartment is a spacious three-bedroom, split-level home featuring a 17ft living room and an en suite to the principal bedroom. The property further benefits from driveway parking and a highly convenient location, within easy reach of the University campus, the Royal Berkshire Hospital, and Palmer Park. Excellent transport connections are close at hand, with regular local bus routes and straightforward access to both Reading mainline station and Earley station.

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

sales@haslams.net
0118 960 1000





- Investment Opportunity
- Period property split into 2 flats with Certificate of lawful use
- 1x 2 Bedroom and 1x 3 bed split-level
- Lawned garden; Driveway parking
- Prime University area address
- No onward chain











Council tax band B

Council- RBC

Garden

The lawned garden enjoys a westerly aspect and is part-walled with an area of timber decking , useful storage shed and pedestrian side gate access.

Additional information:

Parking
The property has driveway parking for two vehicles.

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)

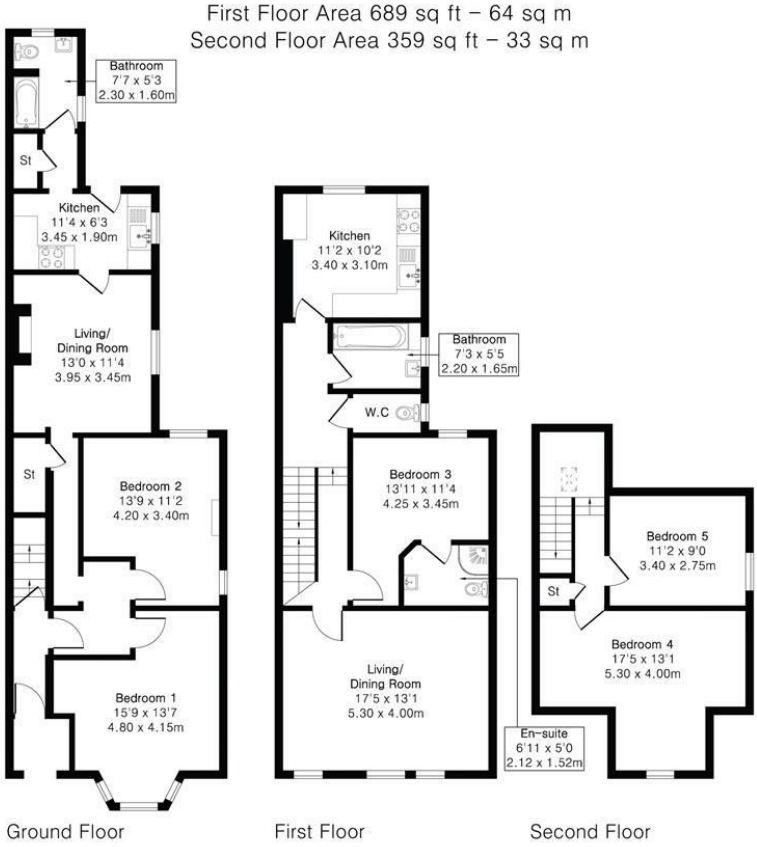
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The property is located in a conservation area
Current rental income is as follows: GF £1105 pcm First floor flat £1225 pcm

Floorplan

Approximate Gross Internal Area 1818 sq ft - 169 sq m

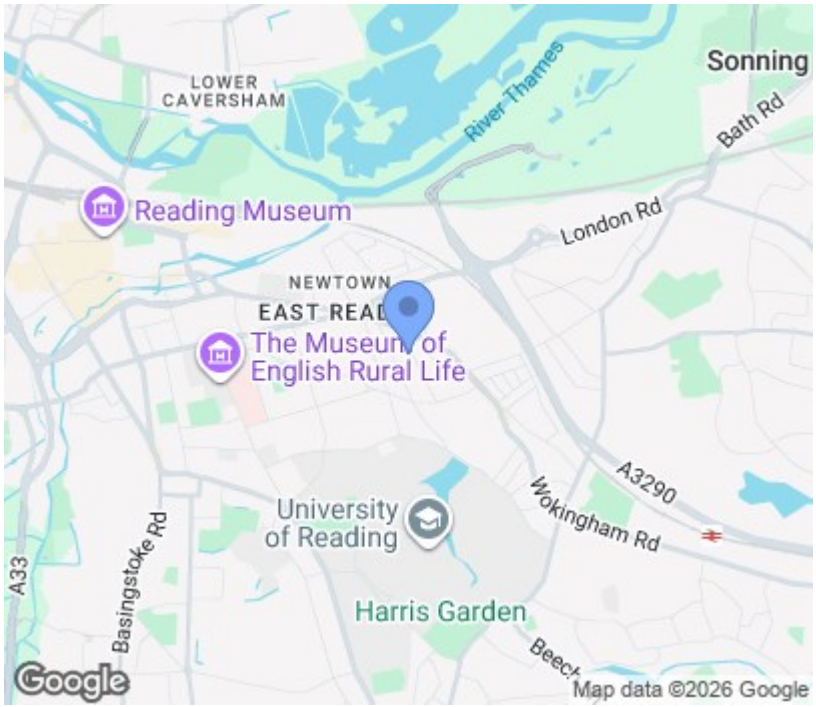
Ground Floor Area 770 sq ft – 72 sq m
First Floor Area 689 sq ft – 64 sq m
Second Floor Area 359 sq ft – 33 sq m



PINK PLAN

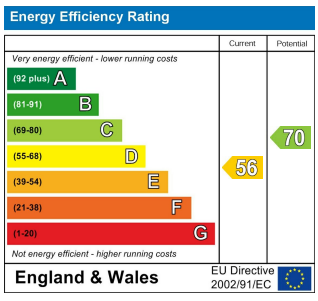
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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

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.