

**HASLAMs**  
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Flats 1-6, The Old Water Tower, Sona  
Gardens, Reading, RG30 6BE

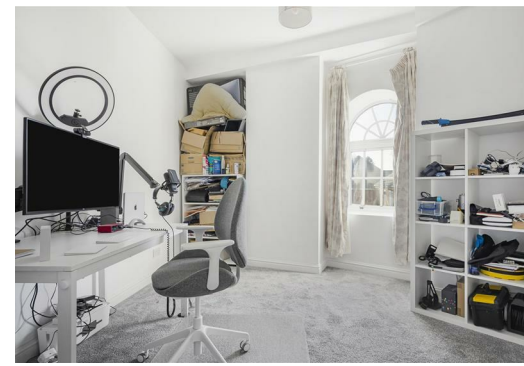
£1,250,000



A rare opportunity to acquire this Grade II listed former Victorian water tower sympathetically converted into 6 apartments. The well-appointed apartments enjoy a contemporary design and the upper floor features impressive panoramic views. The apartments are currently let on AST's and generate a current rental income of £90,540 per annum. There is allocated parking for each property, and residents benefit from a communal garden area and lift access.

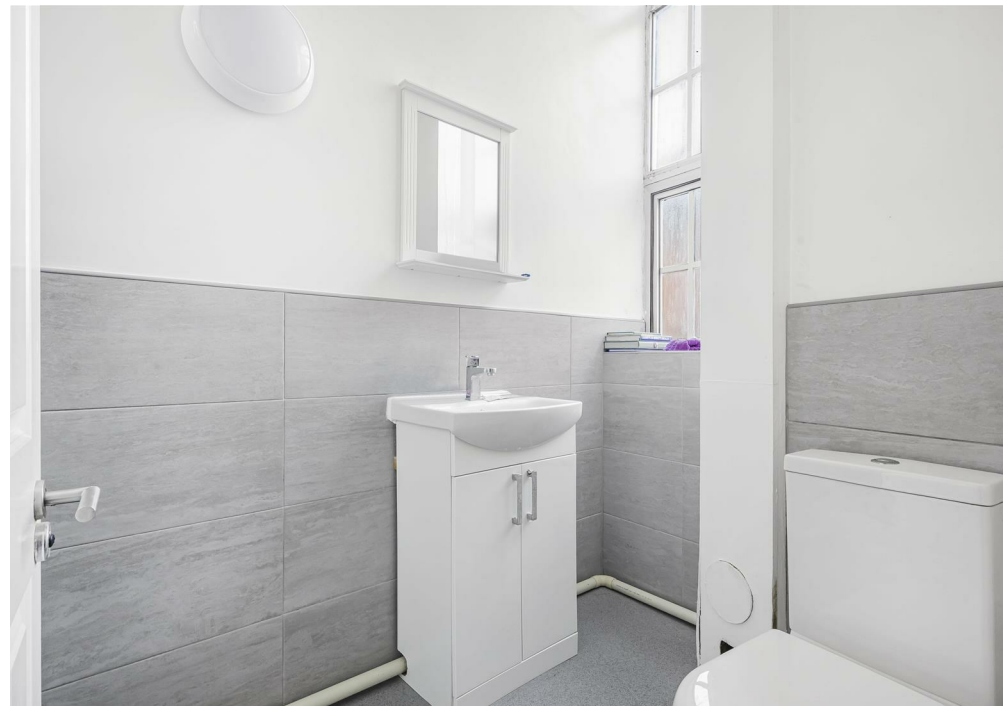
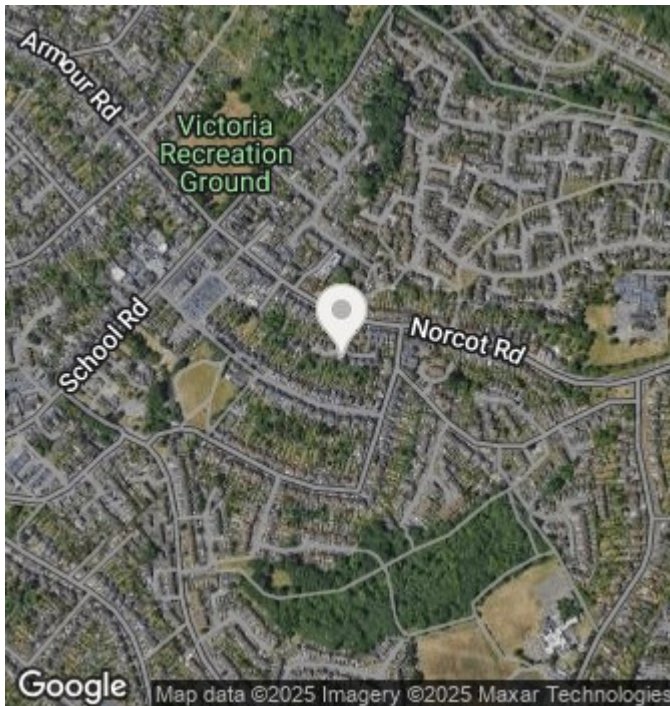






- Investment opportunity
- Converted Grade II listed former water tower
- 5 x 2 bed apartments and 1 x 1 bed penthouse
- Allocated parking for each apartment
- Communal garden; residents lift
- Current rental income £90,540 pa

Council tax band  
Council-







## Additional Information

### Parking

There is allocated parking for each apartment.

The apartments are on individual leases of 999 years from 2000 and are being sold with the freehold.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

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 owner has a responsibility to contribute to the cost of the maintenance of the access road

The adjoining garage is not included in the sale and will be retained by the vendors.

For a copy of each EPC please google EPC register and use the postcode to retrieve these.





# Approximate Gross Internal Area 6362 sq ft - 591 sq m

Flat 1 Area 1034 sq ft – 96 sq m

Flat 2 Area 1034 sq ft – 96 sq m

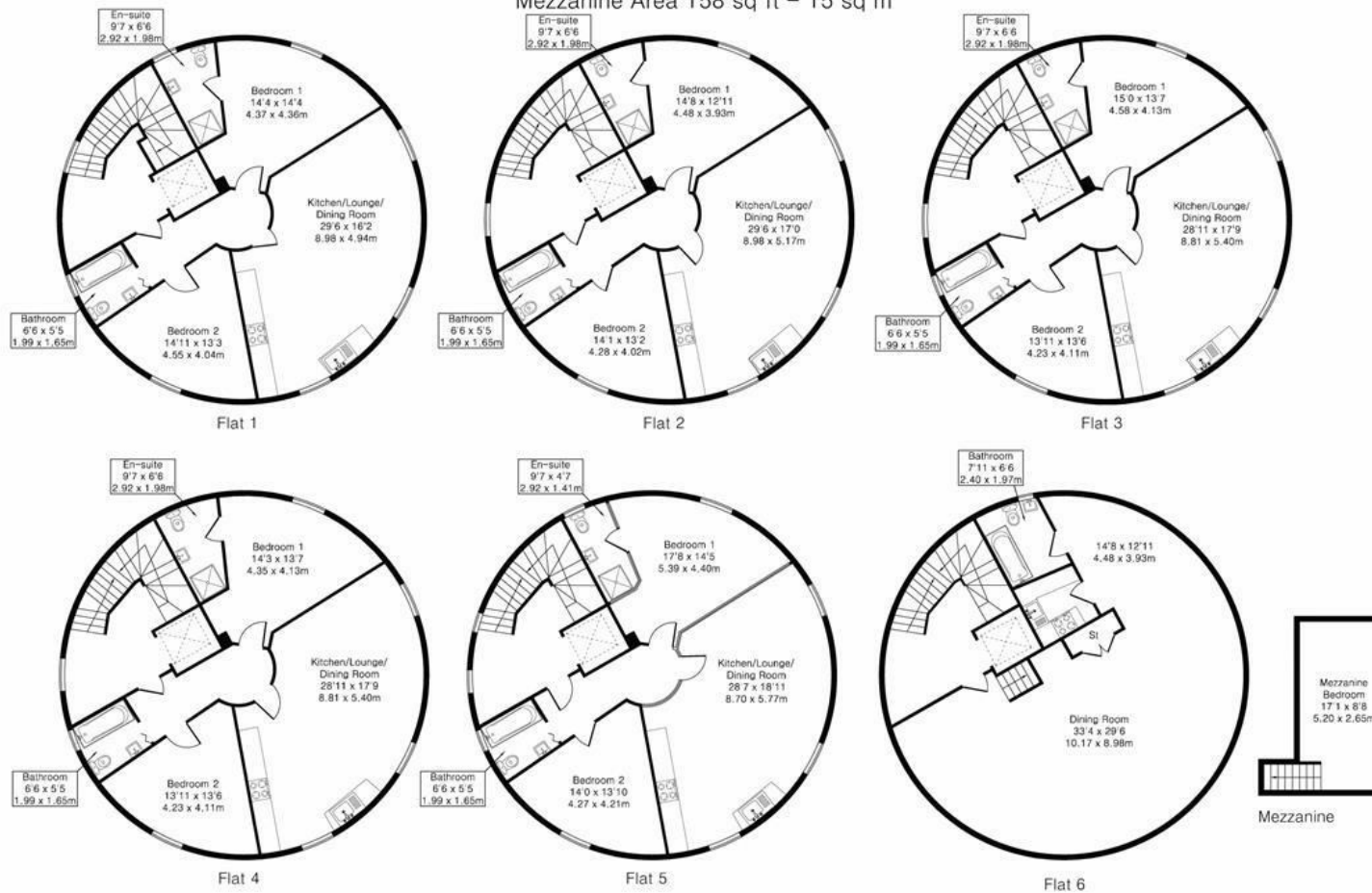
Flat 3 Area 1034 sq ft – 96 sq m

Flat 4 Area 1034 sq ft – 96 sq m

Flat 5 Area 1034 sq ft – 96 sq m

Flat 6 Area 1034 sq ft – 96 sq m

Mezzanine Area 158 sq ft – 15 sq m



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.