



An investment opportunity within a popular town centre development, this 2 bedroom apartment occupies a first floor position. The apartment is offered for sale with a tenant in situ currently paying £13,104 pa. The property further benefits from communal gated access to an allocated car-port and is ideally positioned for the vibrant town centre with the mainline station and Oracle centre within a short walk. The apartment will appeal to investors who are seeking a well-planned apartment in a central Reading address.

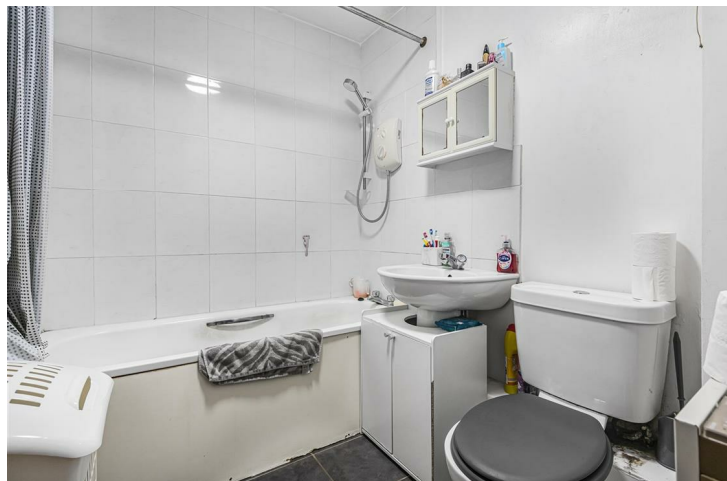
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Investment Opportunity - Rental income: £13,104 pa producing a 6.8% gross yield
- 2 Bedrooms
- Living room
- Separate kitchen with oven & hob
- Communal gated access to allocated car-port
- Walking distance to mainline station and town centre





Council tax band C

Council- Reading

Additional information:

Parking

The property has an allocated car-port which has communal gated access.

Lease information.

Years remaining: 88 years

Service charge: £1110 per annum

Ground rent: £135 per annum

The vendor will provide on completion an extended lease of 990 years with a ground rent of £135pa reviewed in accordance with the existing lease for the duration of the existing lease, thereafter a peppercorn rent

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

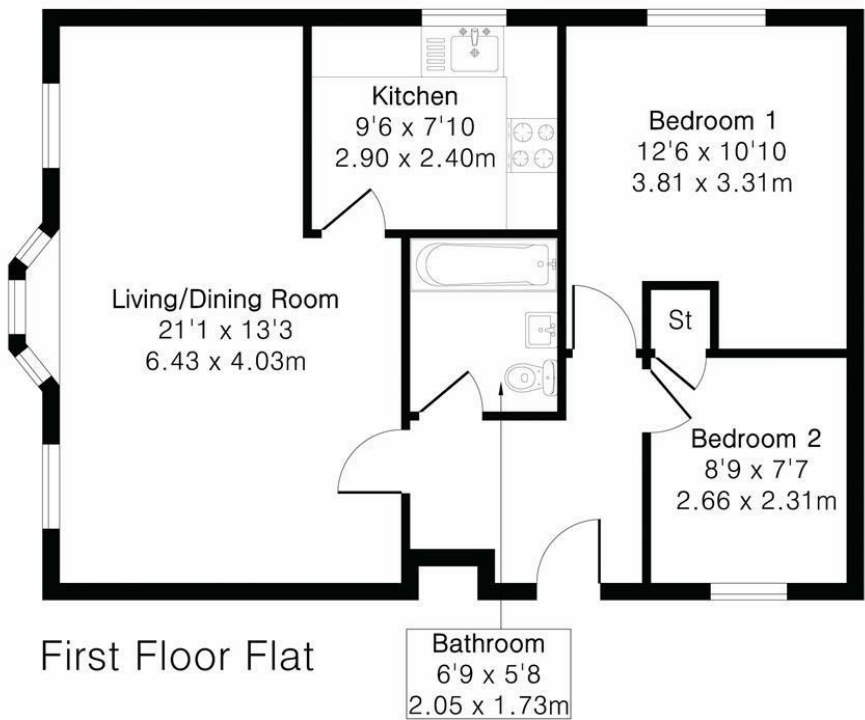
Superfast – Fibre to the cabinet (FTTC)

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 property is located on the first floor and accessed via a communal staircase.

Approximate Gross Internal Area 657 sq ft - 61 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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