HASLAMS Sales

Southampton Street

£450,000

Reading, RG1 2RB

6 3 6 D

A rare opportunity to acquire a high-performing HMO investment currently achieving £4150pcm with a gross yield in excess of 11%. Ideally located within easy reach of Reading town centre, Reading mainline station, and a wide range of local amenities, the property is exceptionally well positioned to attract consistent tenant demand.

The accommodation comprises five well-proportioned, independent letting rooms along with a self-contained flat, all of which benefit from a strong and established rental history. The layout offers flexibility for investors, with scope to maintain the current arrangement or explore future optimisation, subject to the necessary consents.

Externally, the property further benefits from parking to the rear an increasingly valuable feature in this central location, enhancing its appeal to tenants. This is an excellent opportunity for investors seeking a robust income-producing asset.

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

sales@haslams.net
0118 960 1000

- Investment oppurtunity
- Currently achieving a yield in excess of 11%
- 1 Flat & 5 rooms
- Central location
- Strong rental history
- Parking to rear

Council tax band B

Council- RBC

Additional information:
Parking
There is off-road parking to the rear

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

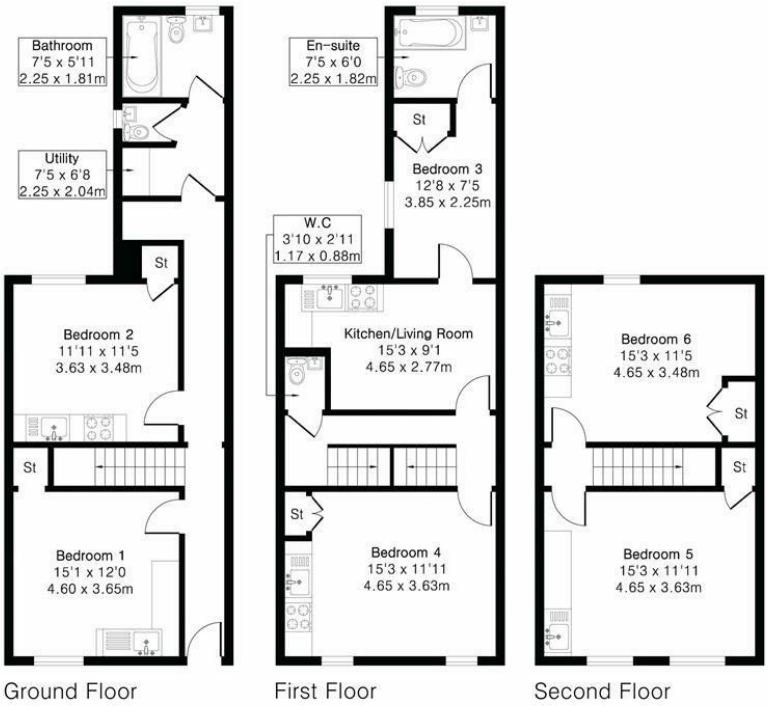
Broadband connection available (information obtained from Ofcom):
Superfast - Fibre to the cabinet (FTTC)

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”

Floorplan

Approximate Gross Internal Area 1521 sq ft - 142 sq m

Ground Floor Area 555 sq ft – 52 sq m
First Floor Area 555 sq ft – 52 sq m
Second Floor Area 411 sq ft – 38 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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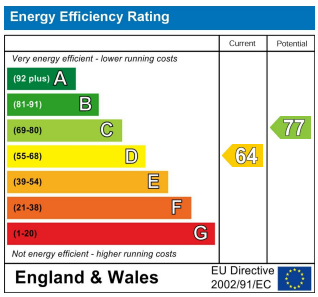

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