



This one bedroom apartment in Hanover House is located within walking distance of the mainline station and the vibrant town centre with easy access to the shops and riverside restaurants of the Oracle.

Located on the 7th floor of this block the open plan living area is well-equipped with an integrated kitchen alongside a modern bathroom suite with shower. This specific property also benefits from allocated parking space.

This specific apartment is offered for sale with a tenant in situ and so is ideal to investors offering a yield in excess of 8%. The new tenant is fixed until December 2024.

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



- Walking distance of town centre & mainline station
- 7th floor apartment; Residents lift
- Allocated parking space
- Open-plan contemporary styled living accommodation
- Modern office conversion
- Tenant in situ until July 2025. Yield of 8%





Council tax band B

Council- Reading

Additional information:

Parking

There is allocated parking available at the property

Part A

Lease information. (Share of freehold)

Years remaining: 117

Service charge: £1,821.22

Ground rent: N/A

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - Electric 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 on the top floor and accessed via a lift.

Rental Yield

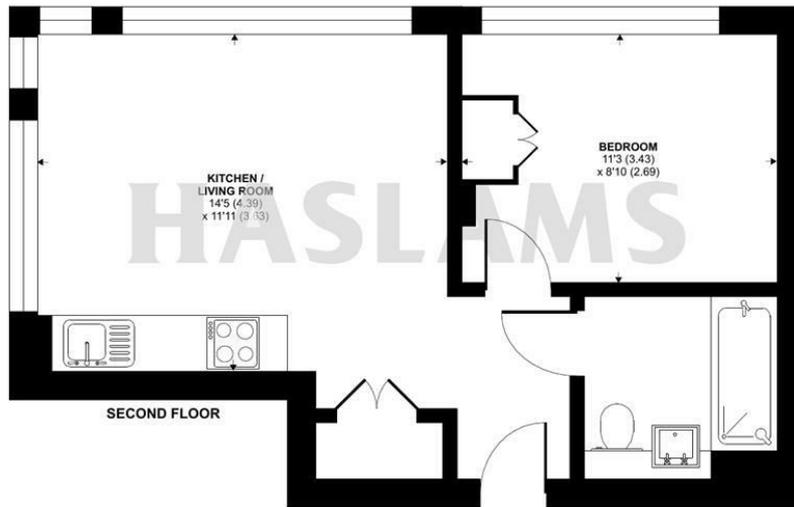
There is a tenant in situ until July 2025 paying £1,250 per calendar month.

Kings Road, Reading, RG1

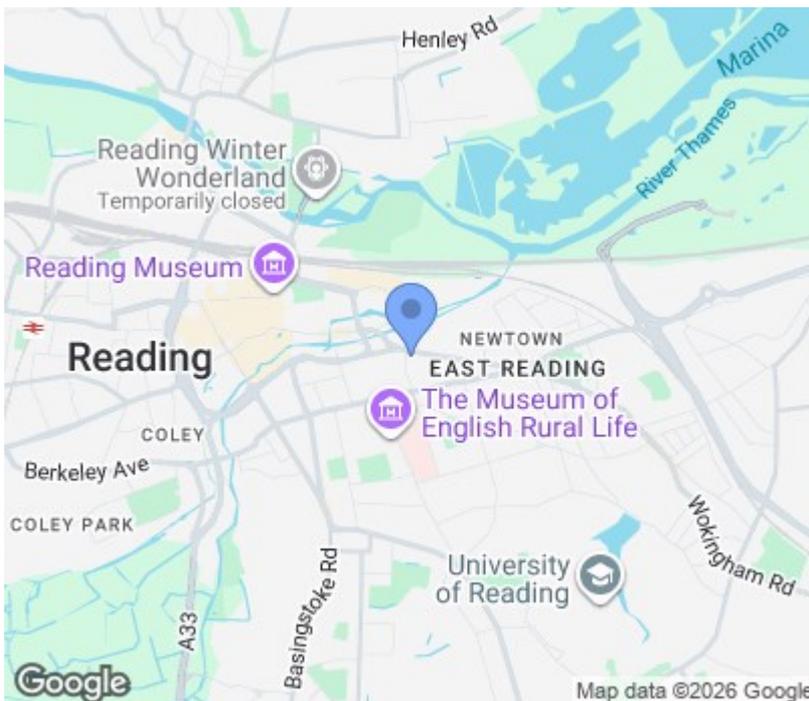
Approximate Area = 376 sq ft / 34.9 sq m
 For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). © nichecom 2024. Produced for Haslams. REF: 1108101



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.