



An investment opportunity being sold with tenants in situ. Set within a popular west Reading address and within convenient reach of Reading west and mainline stations. The property has been split into 2 x1 bedroom flats and has been well-maintained with modern kitchens and also retains a number of period fireplaces. The property is let on AST's and is producing £19,080 pa.

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

sales@haslams.net
0118 960 1000



- Investment Opportunity Potential gross yield of 6.5%*
- Certificate of lawful use for 2 x 1 bed flats
- Convenient for Reading West station & town centre
- Retains period fireplaces
- Double glazed; Gas central heating
- Let with AST's producing £19,080 pa.





Council tax band A
Council Reading

Yield

*The current combined rental value is £1590 per calendar month which based on the asking price represents a possible gross rental yield of circa 6.5%

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Part B

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"

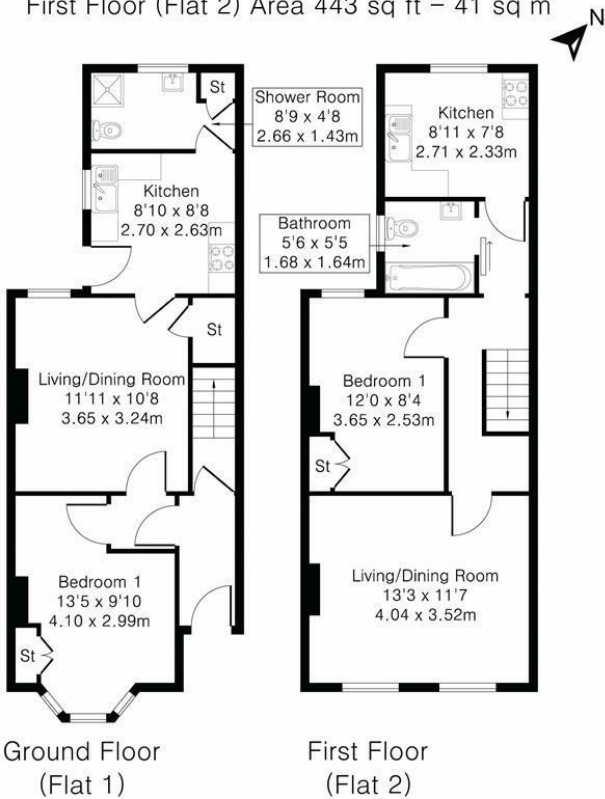
The property has a single skin wall on the rear addition and purchasers should make enquiries with their mortgage lender that this meets their criteria.

Garden

There is a paved and shingle garden with a timber shed.

Floorplan

Approximate Gross Internal Area 881 sq ft – 82 sq m
Ground Floor (Flat 1) Area 438 sq ft – 41 sq m
First Floor (Flat 2) Area 443 sq ft – 41 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.



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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	63	67
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.