



An investment opportunity located within walking distance of the town centre and is located adjacent to Reading College. The four storey townhouse has a certificate of lawfulness for use as 4 self-contained flats and is offered for sale with tenants in situ and with full occupancy, can produce a gross rental income of approximately £31,020.

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

sales@haslams.net
0118 960 1000



- Investment Opportunity
- Converted to 4 studio flats with Certificate of lawfulness
- 3 flats currently let on AST's and 1 is vacant
- Walking distance of town centre and mainline station
- Communal Utility room; Council Tax Band's A
- Walking distance to the town centre and hospital





Council tax band A

Council- Reading

Garden

There is a rear garden for shared use by residents.

Parking

There is an area of hardstanding to the front of the property and there is also on-street parking in the neighbouring roads that 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"

Additional information (Part B)

Services:

Water – mains – The landlord pays the water bill

Drainage – mains

Electricity – mains -Each flat has a separate meter

Heating – Electric

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

For an indication of specific speeds and supply of broadband and mobile, we recommend buyers go to the Ofcom website "Broadband and mobile coverage checker"

The property has an area of hardstanding which is currently used for a parking space.

EPC's

Basement flat- D

Ground floor flat- D

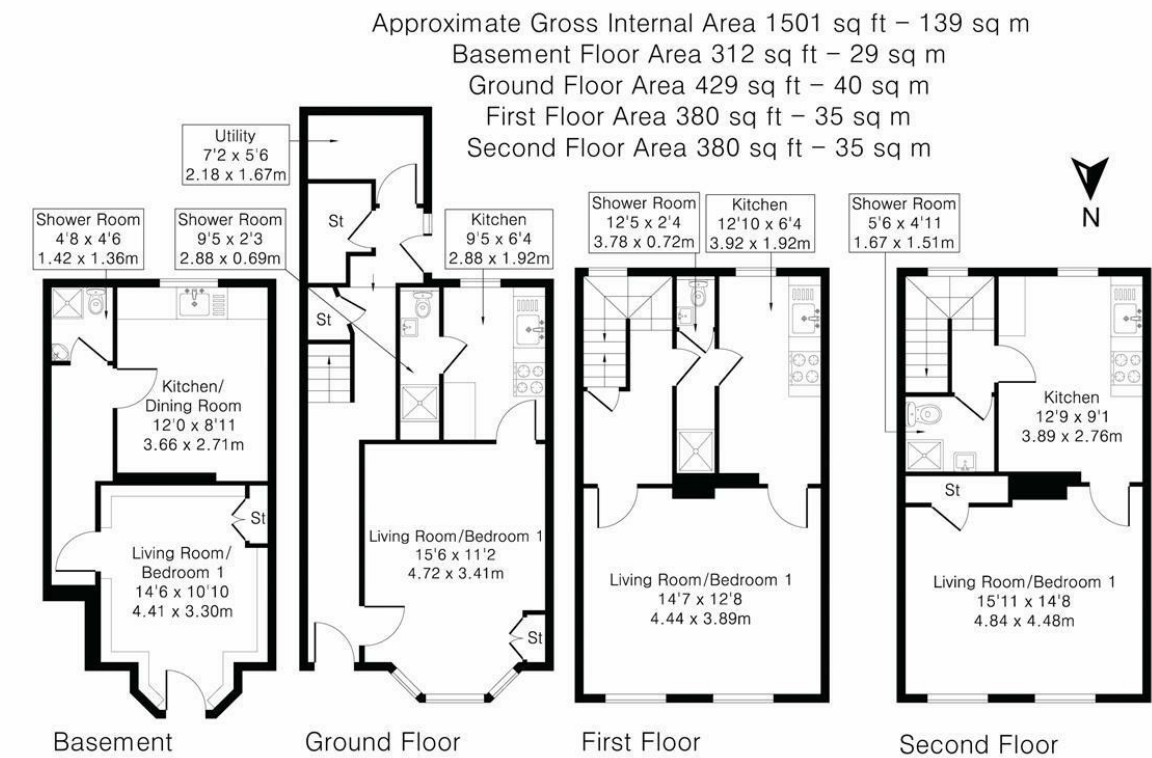
First floor flat- D

Top floor flat- E

A copy of each EPC can be found on the below link;

<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=RG1+4HP>

Floorplan



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		
(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.