



EAST STREET, READING, RG1 4FF
£155,000 LEASEHOLD

**SITUATED IN THE HEART OF THE TOWN CENTRE,
A SUPERB STUDIO APARTMENT WITH THE
BENEFIT OF AN ALLOCATED PARKING SPACE**

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DESCRIPTION:

INVESTORS ONLY A superb centrally located studio apartment built by Thomas Homes in 2015 in the favoured Chambers development, within walking distance of the Oracle shopping centre and the mainline station. Finished to a high specification throughout to include a dual aspect living space/bedroom area being open plan to the kitchen which has a comprehensive range of built in appliances including a fridge/freezer and a Bosch slimline dishwasher and there is a shower room. The property further benefits from a video entry system and a storage cupboard which houses a Smeg washer/dryer and there is an allocated car parking space. The property would make an excellent investment purchase with a monthly rental income of £850pcm. Reading is set between the River Thames and River Kennet which meanders through the town centre. The Oracle shopping centre offers an abundance of bars, restaurants and the latest shops. The property is superbly located for commuters using Reading train station which serves direct access to London Paddington in just over 20 minutes and is soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. Property being sold with Tenant in Situ.

AT A GLANCE

- Investment Purchase as being sold with tenant in Situ
- Studio Apartment
- Finished To A High Specification
- Heart Of The Town Centre
- Living Space/Bedroom
- Kitchen & Shower Room
- Allocated Car Parking Space



GROUND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 251 sq.ft. (23.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 990 year and 1 months

Service Charge: £1717 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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