



**PANGBOURNE STREET, BERKSHIRE, RG30 1HS
OFFERS IN EXCESS OF £300,000 FREEHOLD**

**INVESTMENT OPPORTUNITY. FREEHOLD OF TWO ONE
BEDROOM APARTMENTS IN A VICTORIAN TERRACE
CONVERSION A MILE AND A HALF FROM READING TOWN
CENTRE**

Reading | 0118 4022 300 | reading@winkworth.co.uk



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DESCRIPTION:

A converted Victorian terrace house consisting of two 1 bedroom apartments each with their own gas and electric supplies and meters and separate council tax accounts. Set in this convenient location just over a mile to the west of Reading town centre and close to local amenities, including, Prospect Park (Reading's largest public park), a 24-hour gym and a good selection of shops. There are excellent transport links with the number 15, 16 and 17 buses offering access to the town centre in under 10 minutes. This is an excellent opportunity to acquire a turn key freehold investment with potential to generate in excess of £21,000 per annum rental income. The Ground floor garden flat is currently let at £850 per month and comprises a lounge, double bedroom, modern fitted kitchen and bathroom and benefits from its own private garden. Flat two is split level over the top two floors with a lounge, kitchen/diner and bathroom on the first floor and spacious bedroom on the top floor. The property is well presented throughout and is an excellent opportunity for an investor to secure a readymade income generating property in a great location.

AT A GLANCE

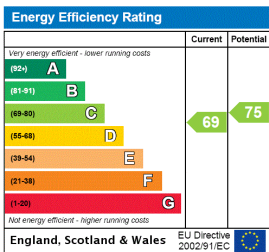
- Freehold Investment Opportunity
- Two Self Contained One Bedroom Apartments
- Individual Utility Supplies and Council Tax Accounts
- Generate in Excess of £21,000 per Annum Income
- Ground Floor Garden Flat
- Split Level Apartment on 1st and 2nd Floor
- Excellent Location Ideal For Rental







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.



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