



WATLINGTON STREET, READING, BERKSHIRE, RG1
GUIDE PRICE £500,000 FREEHOLD

INVESTMENT OPPORTUNITY OF AN INCOME GENERATING HMO CONSISTING OF 4 BEDSITS AND 2 ONE BEDROOM FLATS

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



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DESCRIPTION:

An opportunity to purchase this investment property consisting of six dwellings currently generating £40,500 per annum in this excellent location a short walk to the Royal Berkshire Hospital, Reading University and Reading Station. The property offers the new owner potential to improve the rental return with some refurbishment or turn it back into a family home. The property is configured with a one bedroom self-contained lower ground floor garden flat, another self-contained one bedroom apartment on the top floor and four bedsits, two on the ground floor and two on the first floor. The lower ground floor and top floor are fully self-contained flats with bathrooms, separate kitchens, living rooms and bedrooms, whilst the bedsits are single rooms with their own kitchen facilities and shower rooms. The bedsits are currently let at between £475 and £525 a month and the one bedroom flats £650 and £675 monthly, generating a total monthly rental of £3375 which in our opinion could be improved significantly. This ready-made investment in this great location, with potential to improve will suit an astute investor and can be purchased as a going concern generating rental income from day 1.

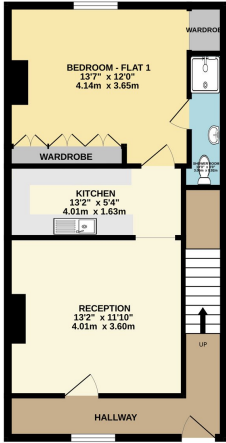
AT A GLANCE

- Investment Opportunity
- Consisting of Six Dwellings
- 2 x One Bedroom Flats Let at £650 and £675pm
- 4 x Bedsits Let at £475 - £525pm each
- Fully Let
- Generating £40,500pa Rental Income
- 8 % Rental Yield
- Potential to add Value and Improve Rental

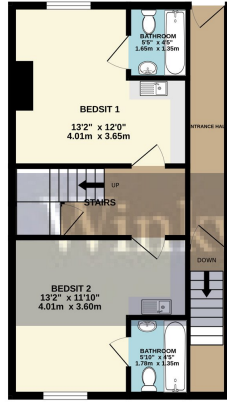




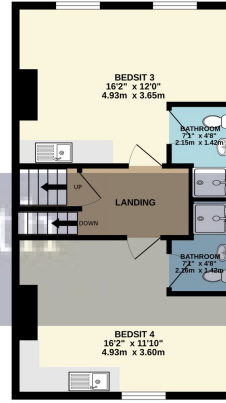
BASEMENT
514 sq.ft. (47.8 sq.m.) approx.



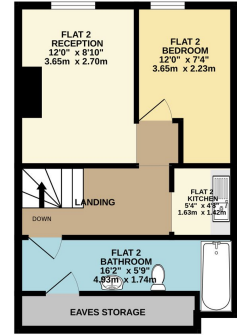
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



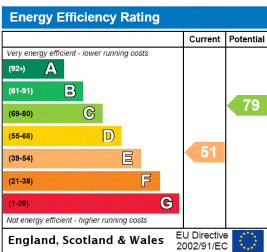
2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1825 sq.ft. (169.5 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.



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