



**CASTLE STREET, READING, RG1 7RJ  
OFFERS IN EXCESS OF £700,000 FREEHOLD**

**A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD INVESTMENT OF  
FOUR SELF CONTAINED APARTMENTS IN THIS HIGH  
SPECIFICATION TOWN CENTRE PERIOD CONVERSION ALL LET ON  
ASSURED SHORTHOLD TENANCY AGREEMENTS**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

**for every step...**

*[winkworth.co.uk](http://winkworth.co.uk)*

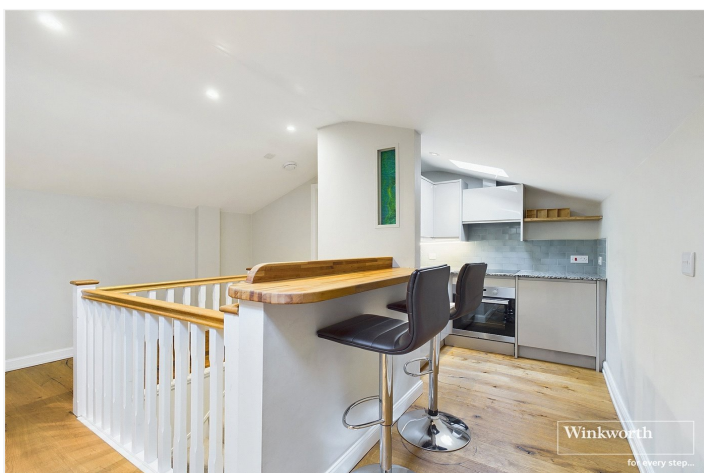


**DESCRIPTION:**

An opportunity to acquire a freehold investment consisting of four high specification apartments in this period conversion of a former artist studio in Reading Town Centre. Each apartment is fully self-contained with their own utility and council tax accounts and currently let on Assured Shorthold Tenancies to good quality tenants generating an annual income of £50,400. There are two 1 bedroom and two 2 bedroom apartments finished to the highest of standards and available fully furnished. Apartments 1 and 2 are both one bedrooms. Number 1 is approximately 336 sq. ft. (31sq. mtrs.) is on the ground floor and has its own terrace garden, and ample storage. Number 2 is approximately 480 sq. ft. (38 sq. mtrs.) and is on the first floor with a generous open plan living space with feature Velux style windows and a built in breakfast bar. Apartment 3 at 830 sq. ft. (77sq. mtrs.) is the largest is split level with an open plan reception room/kitchen, bedroom and bathroom on the first floor and a second bedroom and large landing on the second floor. Apartment 4 is also split level and approximately 708sq. ft. (66sq. mtrs.) with a living room, double bedroom and a bathroom on the ground floor and kitchen/diner, bedroom and en-suite bathroom in the basement. There is also access to a private terrace garden from both bedrooms. Each apartment is complete with high spec. fitted kitchens and contemporary bathrooms with quality fittings. These well presented and unique apartments are conveniently located a short walk from Reading Station with its direct links to London Paddington in just over 20 minutes and on London's tube network with the Elizabeth Line. This is truly a rare opportunity for someone to take on this freehold block which is in excellent order throughout and available as a going concern with excellent fully referenced professional tenants in situ all secured on Assured Shorthold Tenancy Agreements.

**AT A GLANCE**

- Freehold Period Conversion
- 4 Self-Contained Apartments
- Fully Let on Assured Shorthold Tenancy Agreements
- £50k Per Annum Rental Income
- Flat 1 - 1 Bed Garden - £950pcm
- Flat 2 - 1 Bed 1st Floor - £1050pcm
- Flat 3 - 2 Bed Split Level - £1100pcm
- Flat 4 - 2 Bed Split Level - £1100pcm





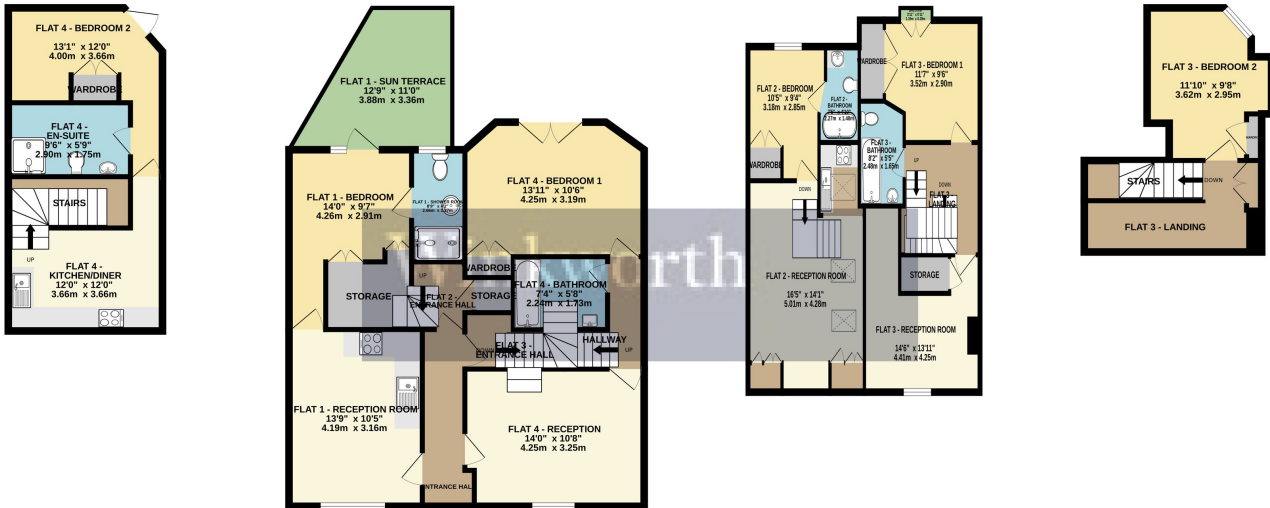


BASEMENT  
296 sq. ft. (27.5 sq.m.) approx.

GROUND FLOOR  
791 sq. ft. (73.5 sq.m.) approx.

1ST FLOOR  
779 sq. ft. (72.4 sq.m.) approx.

2ND FLOOR  
194 sq. ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA: 2060 sq.ft. (191.4 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.  
Made with Metropix ©2023

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.

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.