



Chatham Place, Reading, RG1 4AN

Guide Price £180,000 *Leasehold*

New Guide Price £180,000 With No Onward Chain Fourth Floor Apartment With Parking

An excellent opportunity for first-time buyers and investors alike, this contemporary fourth-floor, one-bedroom apartment is now offered at a significantly reduced guide price of £180,000, with an attractive potential gross rental yield of approximately 8.6%.

Situated within a well-maintained building with lift access, the apartment benefits from secure allocated parking and a communal residents' terrace, providing a pleasant outdoor space.

The well-presented accommodation comprises a spacious double bedroom with ample storage, a modern bathroom and a bright open-plan living/dining area, complemented by a fitted kitchen with integrated appliances.

The lease will be extended to approximately 189 years upon completion, offering long-term reassurance for prospective purchasers.

Ideally positioned within easy walking distance of Reading town centre and the mainline railway station, the property enjoys excellent transport connections, including direct services to London, together with convenient access to shops, restaurants and leisure facilities.

Combining modern, low-maintenance living with strong investment potential, this apartment represents an excellent opportunity for first-time buyers, professionals and buy-to-let investors.

With a newly reduced guide price of £180,000, an attractive potential rental yield and no onward chain, early viewing is highly recommended. Contact Winkworth Reading today to arrange your appointment.

KEY FEATURES



- Ideal First Time Buy or Investment Opportunity
- No Onward Chain
- One Bedroom 4th Floor Apartment With Lift
- Secure Allocated Parking
- Lease Extending To 189 Years On Completion
- Town Centre Location & Train Station
- Balcony
- Open Plan Kitchen/Dining and Living Room
- Outside Terrace For Residents



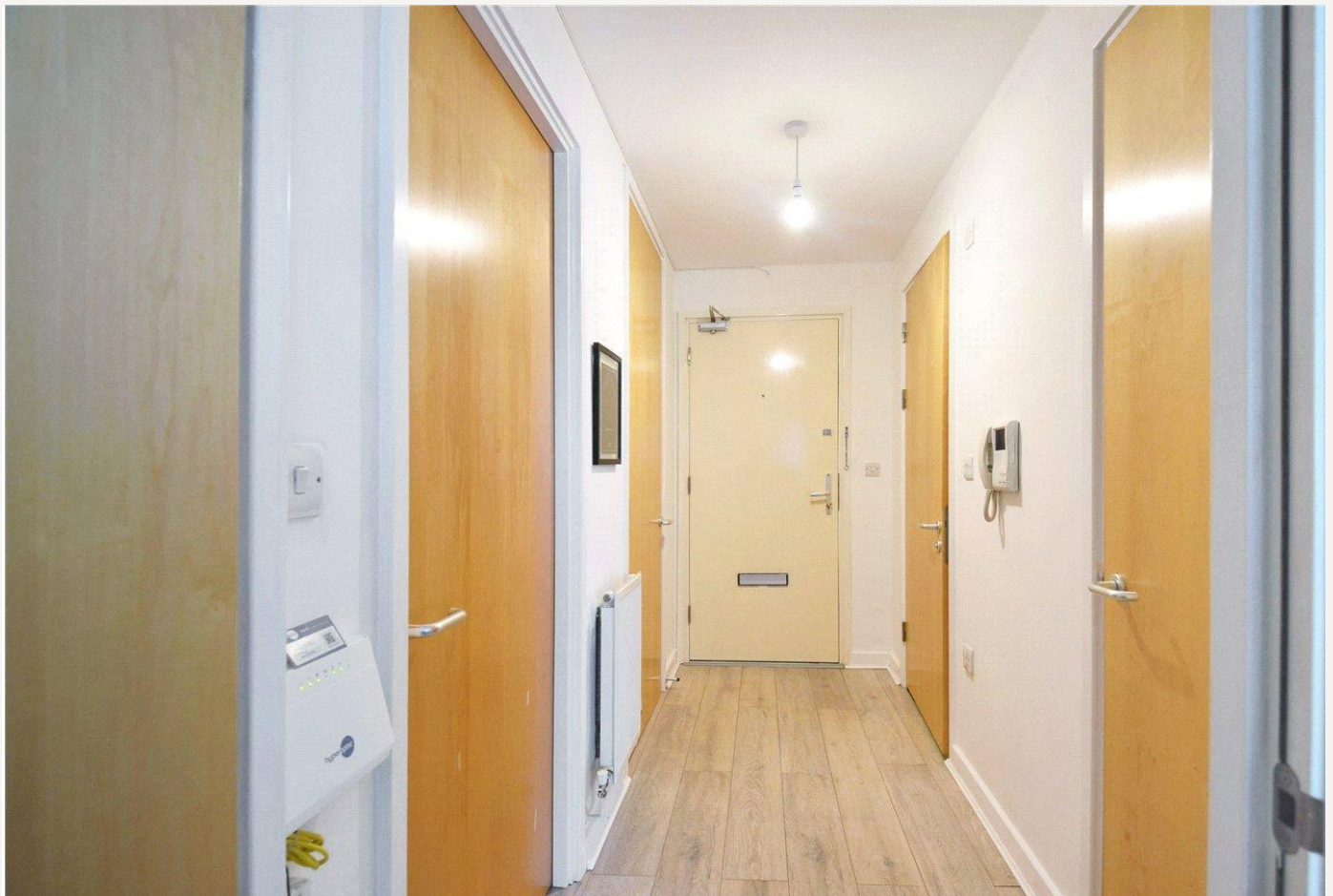
Reading

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MATERIAL INFO

Tenure: Leasehold

Term: 179 year and 11 months

Service Charge: £2800 per annum

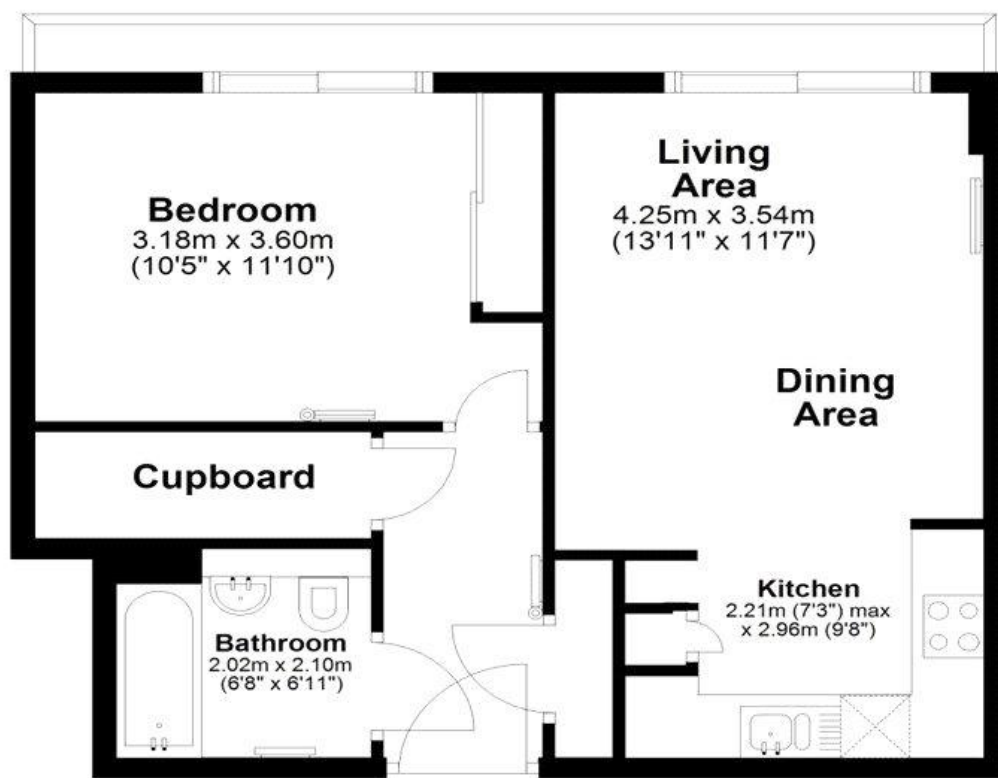
Council Tax Band: C

EPC rating: B



4th Floor Flat

Approx. 48.7 sq. metres (524.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - May 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

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.

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