



LONDON ROAD, READING, RG1
GUIDE PRICE £600,000 FREEHOLD

**A FREEHOLD INVESTMENT OPPORTUNITY
 CONSISTING OF FOUR SELF CONTAINED ONE
 BEDROOM APARTMENTS IN A CONVENIENT EDGE OF
 TOWN CENTRE LOCATION**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

An opportunity to purchase four self-contained one bedroom apartments in this period conversion in this convenient location close to Reading Town Centre, The Royal Berkshire Hospital, The University of Reading and Thames Valley Business Park. The property has been owned and let by the current landlord for over 50 years in which period it has been maintained and had minimal void periods. The convenient location make the property ideal for rental with strong demand from young professionals and hospital staff as well as University students. Each property is fully self-contained with its own council tax and utility accounts that tenants would become responsible for once let. The property has recently undergone renovation works with new flooring and decoration throughout leaving the properties ready for rental yet with opportunity for the new owners to add value both in capital and rental return by upgrading bathrooms and kitchens. The property is set over four floors with a single apartment occupying each floor. The lower ground floor boasts the largest apartment which is approximately 517 Sq. Ft. (48sq. Mtrs.) and has its own separate entrance hall, a generous double bedroom, lounge, kitchen, bathroom and a private rear garden as well as a terrace to the front. The ground floor has an open plan living space with fitted kitchen and a feature bay window, double bedroom and bathroom and on the first and second floors both apartments are approximately 450sq. ft. (42 sq. Mtrs.) and have generous double bedrooms, living/dining rooms, bathrooms and separate fitted kitchens. There is off road parking to the front for at least one car. The property would make a sound long term investment with potential to generate £48,000 per annum rental income at a yield of 8 %.

AT A GLANCE

- Period Freehold Conversion
- Convenient Town Centre Location
- 4 Self Contained 1 Bedroom Apartments
- Lower Ground Floor Garden Flat (517sq. ft./48sq. Mt.)
- Ground Floor One Bed (Approx 490sq. ft./45sq. Mt.)
- First Floor One Bed (Approx 450sq. ft./42sq. Mt.)
- Second Floor One Bed (Approx. 450sq. ft./42sq. Mt.)
- Combined Rental Potential Of Approx. £48,000 pr annum
- Excellent Rental Potential with Yield in excess of 7 %





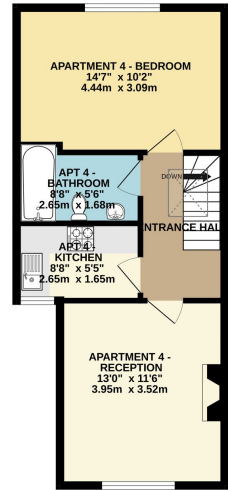
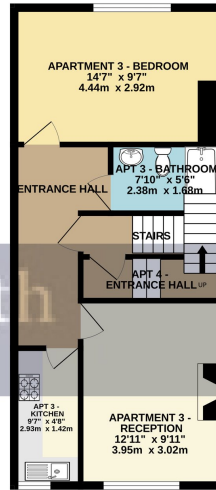
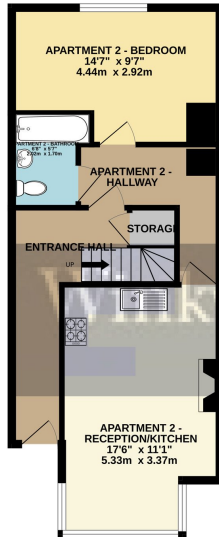
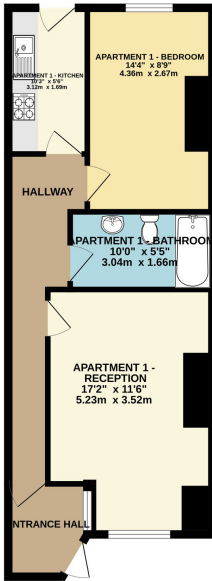


LOWER GROUND
517 sq.ft. (48.0 sq.m.) approx.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.

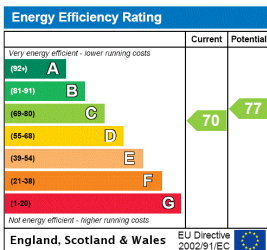
2ND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1928 sq.ft. (179.2 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.



Winkworth
for every step...

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

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.