

**HANOVER HOUSE, KINGS ROAD, READING, BERKSHIRE, RG1 4NN  
OFFERS IN EXCESS OF £170,000 SHARE OF FREEHOLD**

**A CONTEMPORARY ONE BEDROOM FOURTH FLOOR  
TOWN CENTRE APARTMENT. PERFECT INVESTMENT,  
FIRST TIME PURCHASE OR PIED-A-TERRE.**

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## DESCRIPTION:

A well-presented one bedroom fourth floor town centre apartment with an allocated off road parking space ideally located in the Eldon Road conservation area. A short walk from Reading Station, the Royal Berkshire Hospital and Reading university, This contemporary property would make an excellent first time purchase, second resident (pied-a-terre) or great investment with a rental yield of 8%. This contemporary home comprises an open plan living space with a modern fitted kitchen and laundry cupboard, a double bedroom and attractive bathroom suite which is tiled to the ceiling around the bath. The property further benefits from lift access, a security entry system and large windows which help create a bright and vibrant living space. This lovely apartment also has a long lease, affordable service charge and ground rent and is being sold with no chain complications.

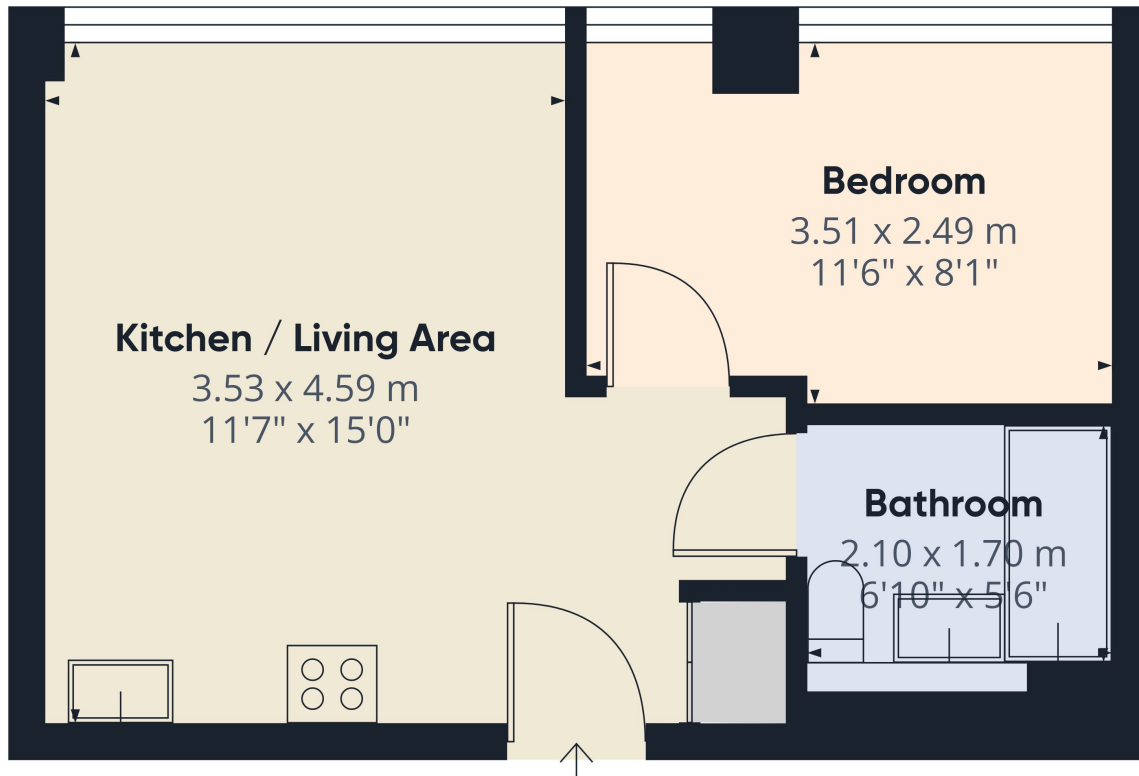
## AT A GLANCE

- Fourth Floor Town Centre Apartment
- Bright Open Plan Living Space
- Contemporary Bathroom and Kitchen.
- Double Bedroom
- Lift Access
- Allocated Off Road Parking
- Great First Time Purchase or Investment
- 8 % Rental Yield
- Zero Ground Rent and Affordable Service Charge
- No Chain









Approximate total area<sup>(1)</sup>  
33.1 m<sup>2</sup>  
356 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 115 year and 3 months

**Service Charge:** £1900 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** B

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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