



Hanover House, Reading, Berkshire, RG1

Offers in Excess of £160,000 *Share of Freehold*



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

KEY FEATURES

- Fourth Floor Town Centre Apartment
- Bright Open Plan Living Space
- Contemporary Bathroom and Kitchen.
- Double Bedroom
- Lift Access
- Allocated Off Road Parking



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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.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 115 year and 1 months
Service Charge: £1900 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: B
EPC rating: D
Is the property listed: Property is not listed

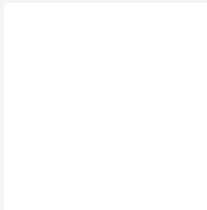
Utilities:
Electricity supply:
Sewerage supply:
Water supply:
Mobile signal:

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False

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		

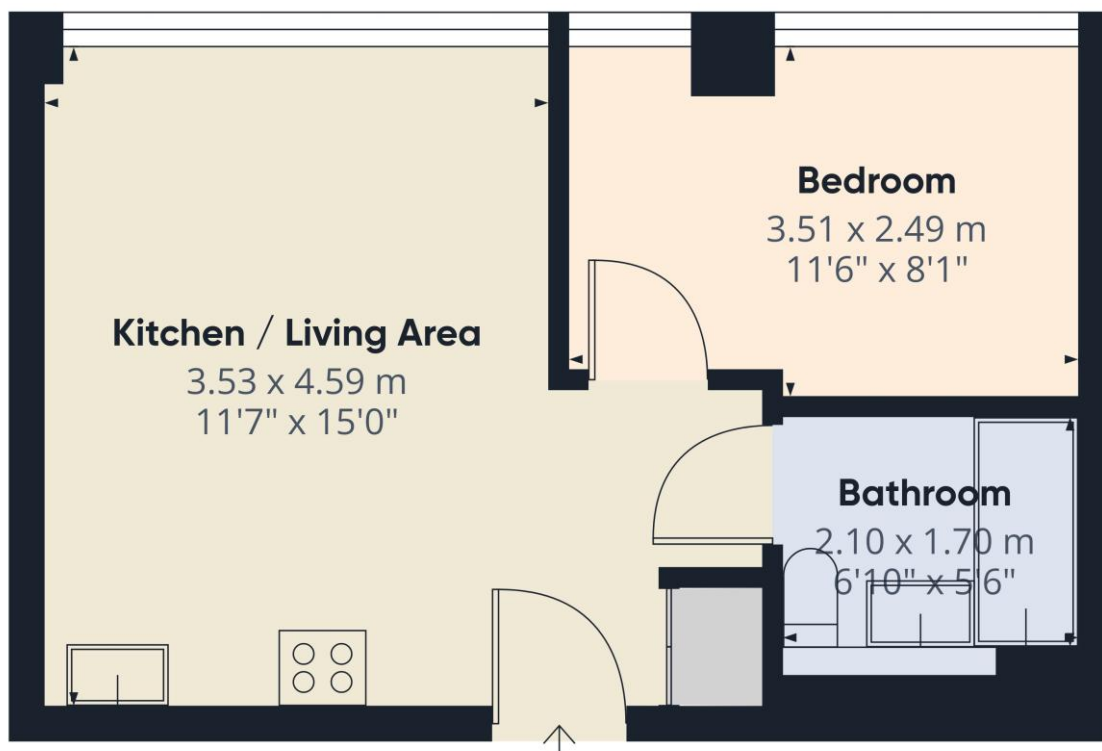
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/REA250698>

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.





Approximate total area⁽¹⁾
33.1 m²
356 ft²

(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.

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