



HANOVER HOUSE, READING, BERKSHIRE, RG1 4NN
GUIDE PRICE £180,000 SHARE OF FREEHOLD

INVESTMENT OPPORTUNITY WITH A 7.5% RENTAL YIELD AND TENANT IN SITU. A CONTEMPORARY ONE BEDROOM FIFTH FLOOR APARTMENT WITH ALLOCATED PARKING.

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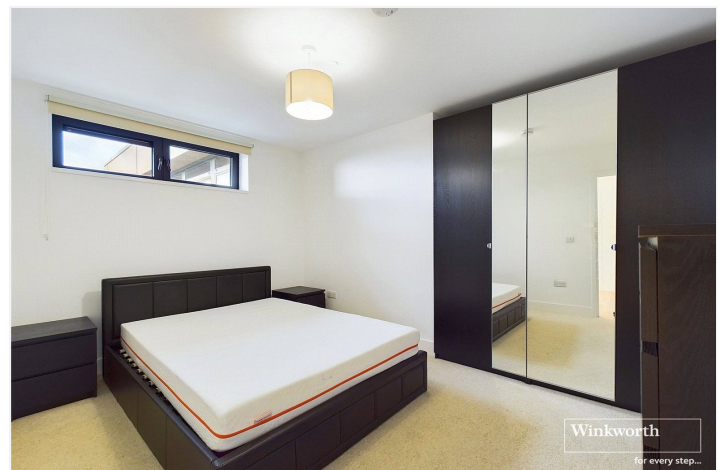
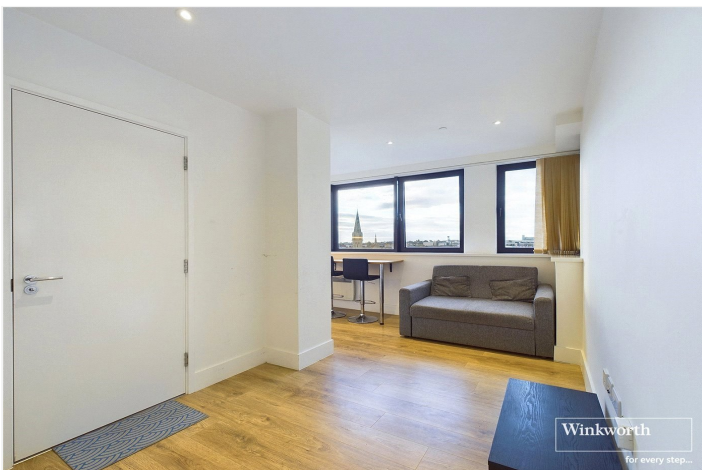


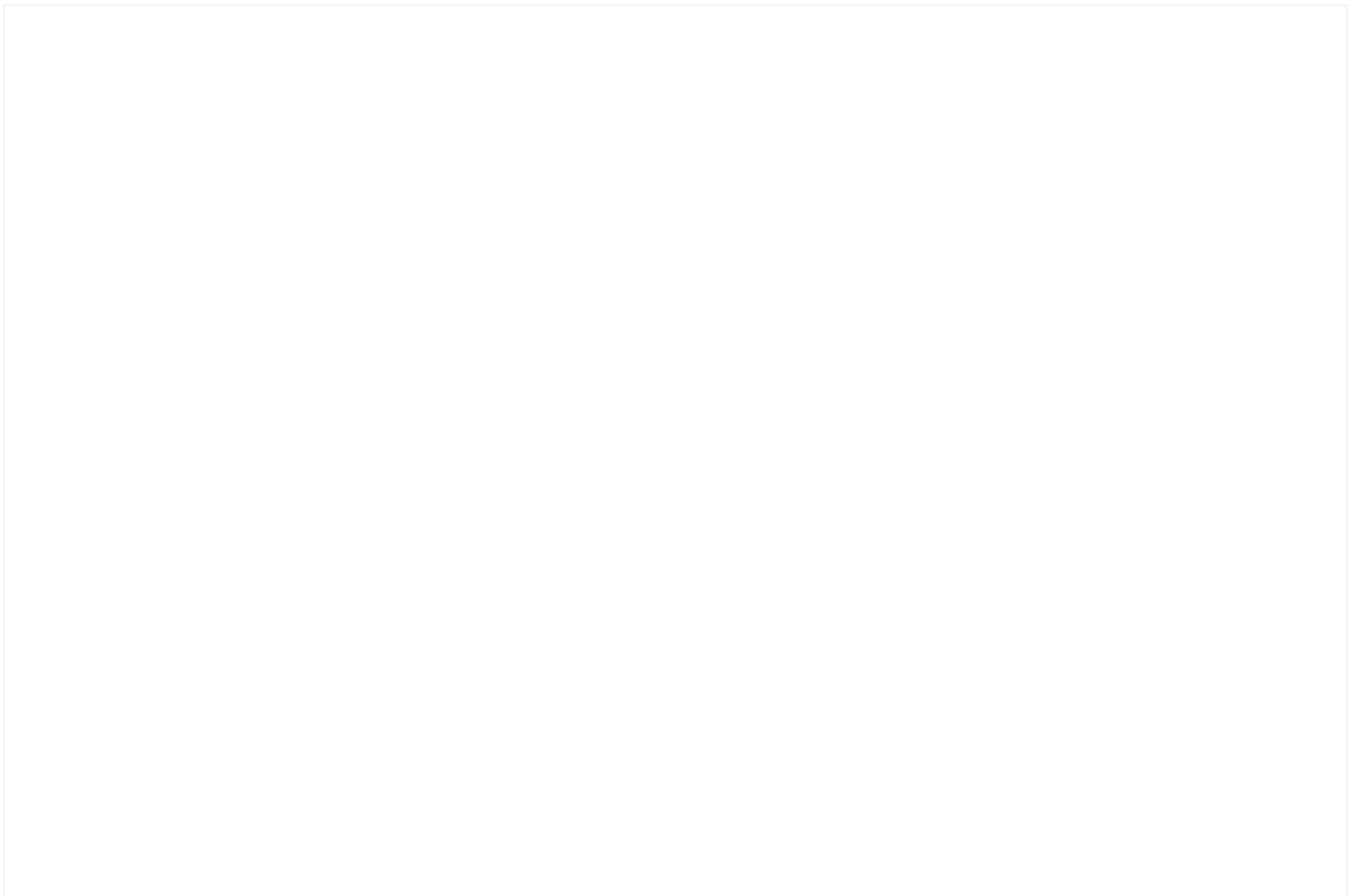
AT A GLANCE

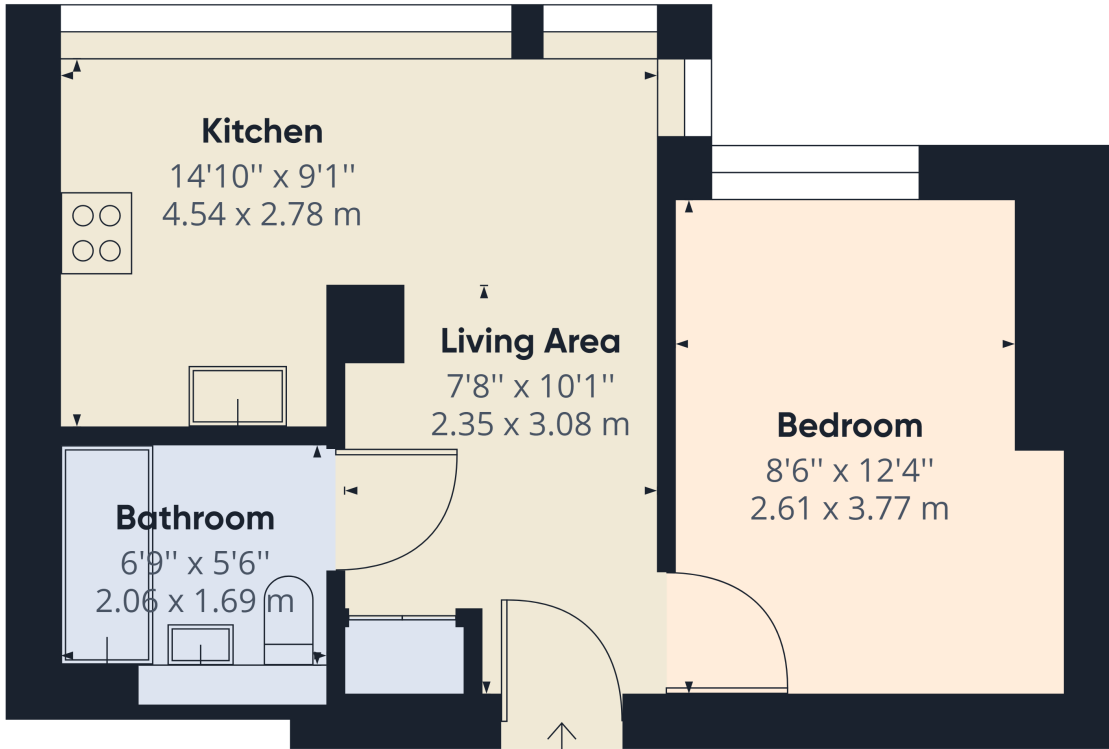
DESCRIPTION:

An exciting investment opportunity to purchase a contemporary fifth floor one bedroom apartment with a tenant in situ and rental yield in excess of 7.5%. The property is being sold with a tenant in situ paying £1150 a month and will make an excellent 'turn-key' investment. Located a short distance from Reading train station and Royal Berkshire Hospital Hanover House was converted from a former office block in 2016 and offers the buyer an excellent long term investment with a superb rental return. The property comprises an open plan living area and kitchen with a full range of integrated appliances, a double bedroom and bathroom. The property further benefits from lift access, an allocated off road parking space and is sold as a share of freehold with no ground rent.

- Investment Opportunity
- Generating £13,800 Per Annum Rental Income
- 7.5% + Rental Yield
- 'Turn-Key' Investment with Tenant in Situ.
- Fourth Floor With Lift
- Open Plan Living Area
- Allocated parking space
- Service Charge £2160
- Zero Ground Rent
- 117 Year Lease Reverting to 999 Years







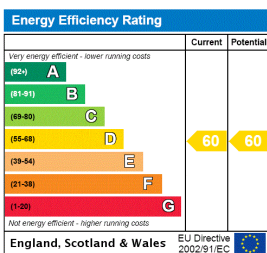
Approximate total area⁽¹⁾
358.23 ft²
33.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



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