



THOMSONS YARD, SOUTHAMPTON STREET, READING, RG1 2QX
£170,000 LEASEHOLD

ONE BEDROOM TOWN CENTRE APARTMENT SET IN A CONVERTED GRADE II LISTED BUILDING

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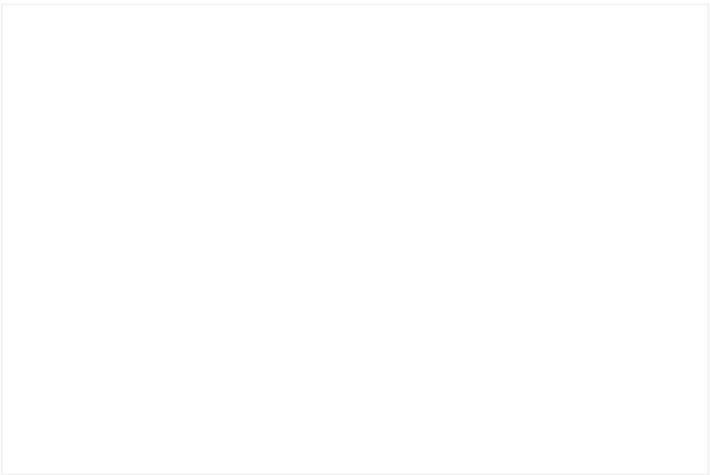
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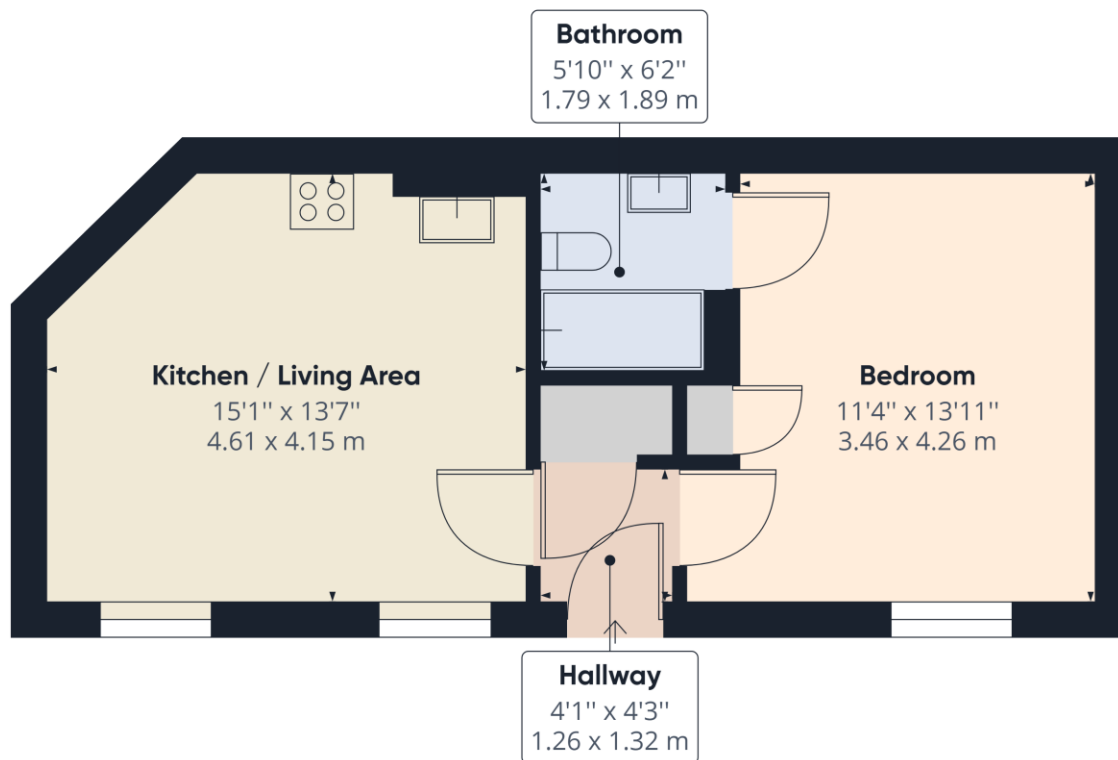
Offered to the market with no onward chain, a one bedroom spacious ground floor apartment set in this Grade II listed period conversion of just 10 properties with gated off road parking. This contemporary conversion by Lukmore homes is conveniently located a short walk from the Oracle shopping and entertainment complex and Reading train station with its direct links to London Paddington in just 21 minutes and the tube network with the Elizabeth Line. This unique apartment comprises an open plan kitchen / lounge, a large double bedroom with built in wardrobes and an en-suite bathroom with shower facilities. To the rear of the property is secure parking via gated entry and communal gardens. Offering excellent access to the mainline train station, bus routes and major transport links via the A329 and M4. Externally the property has an allocated off road parking space which can be accessed via a set of electric gates and a communal garden. and is for sale with no chain complications. This well presented property would make an excellent first time purchase or investment with a rental yield in excess of 7.7 %.

AT A GLANCE

- No Onward Chain
- One Bedroom Ground Floor Apartment
- Easy Walk to The Oracle & The Train Station
- Allocated Gated Off Road Parking
- Grade II Listed Conversion
- Communal Garden
- 7.7 % + Rental Yield
- Lease 100 years & 5 months
- Service Charge £1,473pa & Ground Rent £150pa







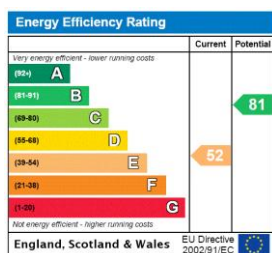
Approximate total area⁽¹⁾
431.41 ft²
40.08 m²

(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.

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.



Tenure: Leasehold

Term: 100 year and 5 months

Service Charge: £1472.8 per annum

Ground Rent: £ 150 Annually (subject to increase)

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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