



Friary Court, Tudor Road, RG1 1HN

GUIDE £240,000 *Leasehold*

Ground Floor Two Bedroom Town Centre Apartment
Offered To Market With No Onward Chain

Ideal first time buy or Investment opportunity. Potential rental yield of 6.9%. This stylish ground floor two bedroom apartment, with no onward chain, boasts a modern open-plan living/kitchen/diner layout. The property features a two double bedrooms, stylish bathroom and an ensuite to the master bedroom. Situated in a town centre location, it is very close to Reading train station, making it ideal for commuters. The apartment benefits from a 117-year lease, offering long-term peace of mind. With a balcony for outdoor relaxation and ample natural light, this property provides a comfortable and convenient living space. Don't miss the opportunity to own this contemporary apartment in a prime location. Contact us today to arrange a viewing and secure your new home.

KEY FEATURES



- Ideal First Time Buy or Investment Opportunity
- No Onward Chain
- Ground Floor
- Heart Of The Town Centre
- Close To Train Station
- Open Plan Kitchen/Living Space
- Two Bedrooms
- En Suite To Master
- Balcony

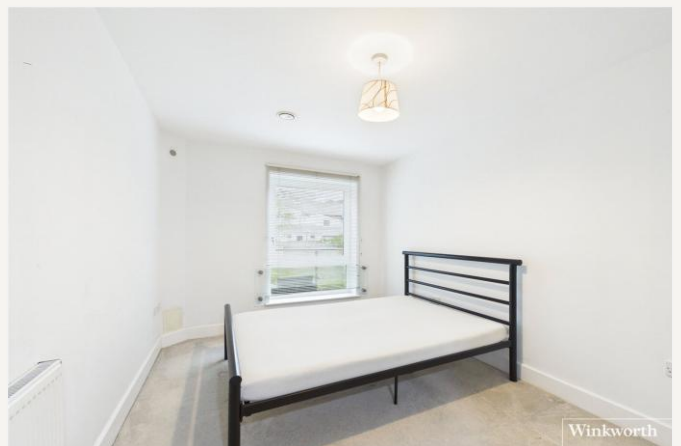


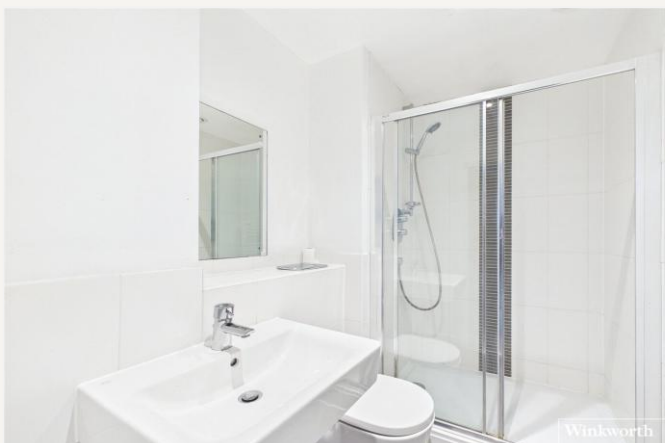
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MATERIAL INFO

Tenure: Leasehold

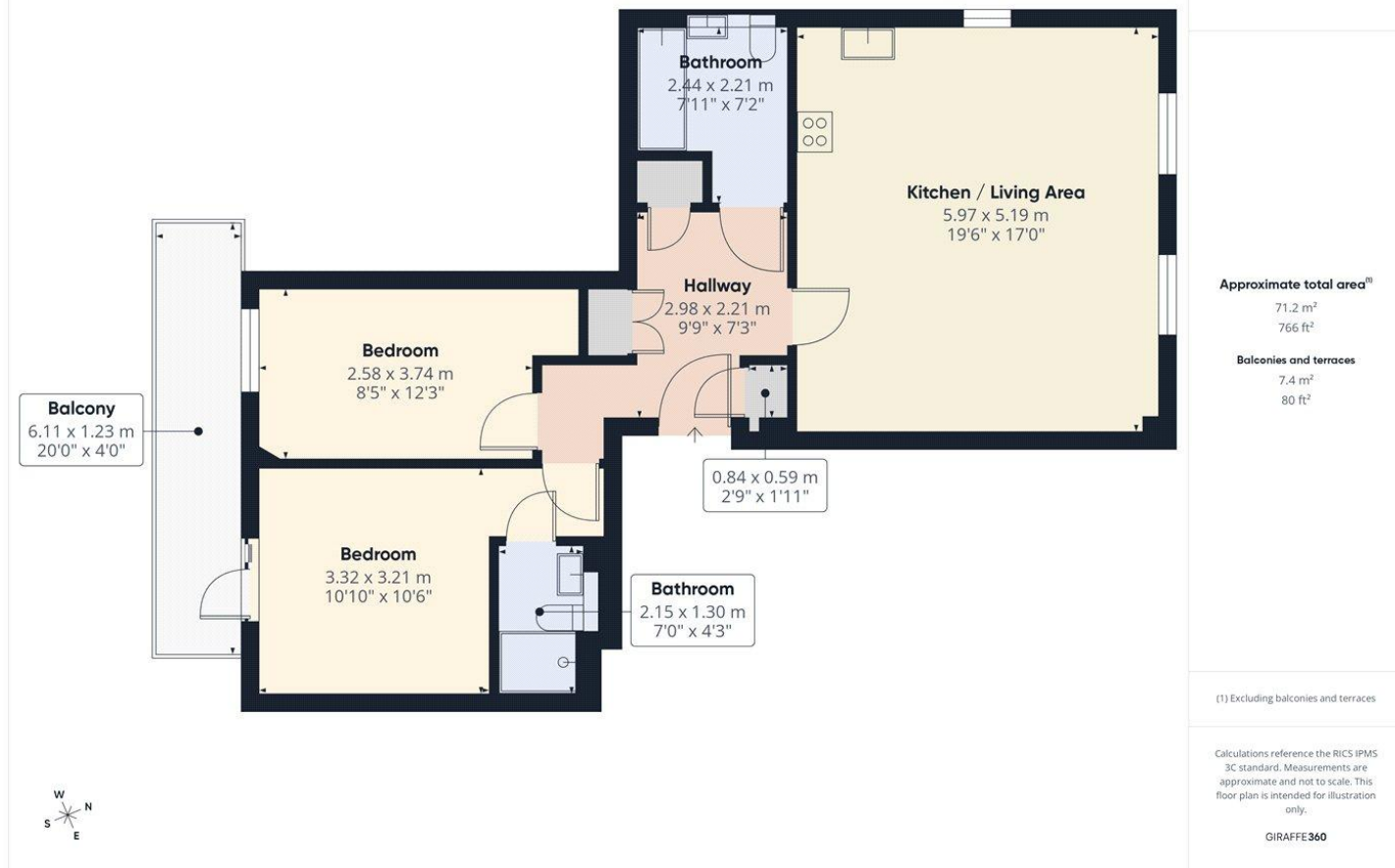
Term: 111 year and 3 months

Service Charge: £3167.76 per annum

Ground Rent: £ 437.66 Annually (subject to increase)

Council Tax Band: C

EPC rating: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
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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