

NORWOOD ROAD, READING, BERKSHIRE, RG1 3JB
£165,000 LEASEHOLD

A CONVENIENTLY LOCATED ONE BEDROOM FIRST FLOOR APARTMENT BEING SOLD WITH NO CHAIN COMPLICATIONS

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DESCRIPTION:

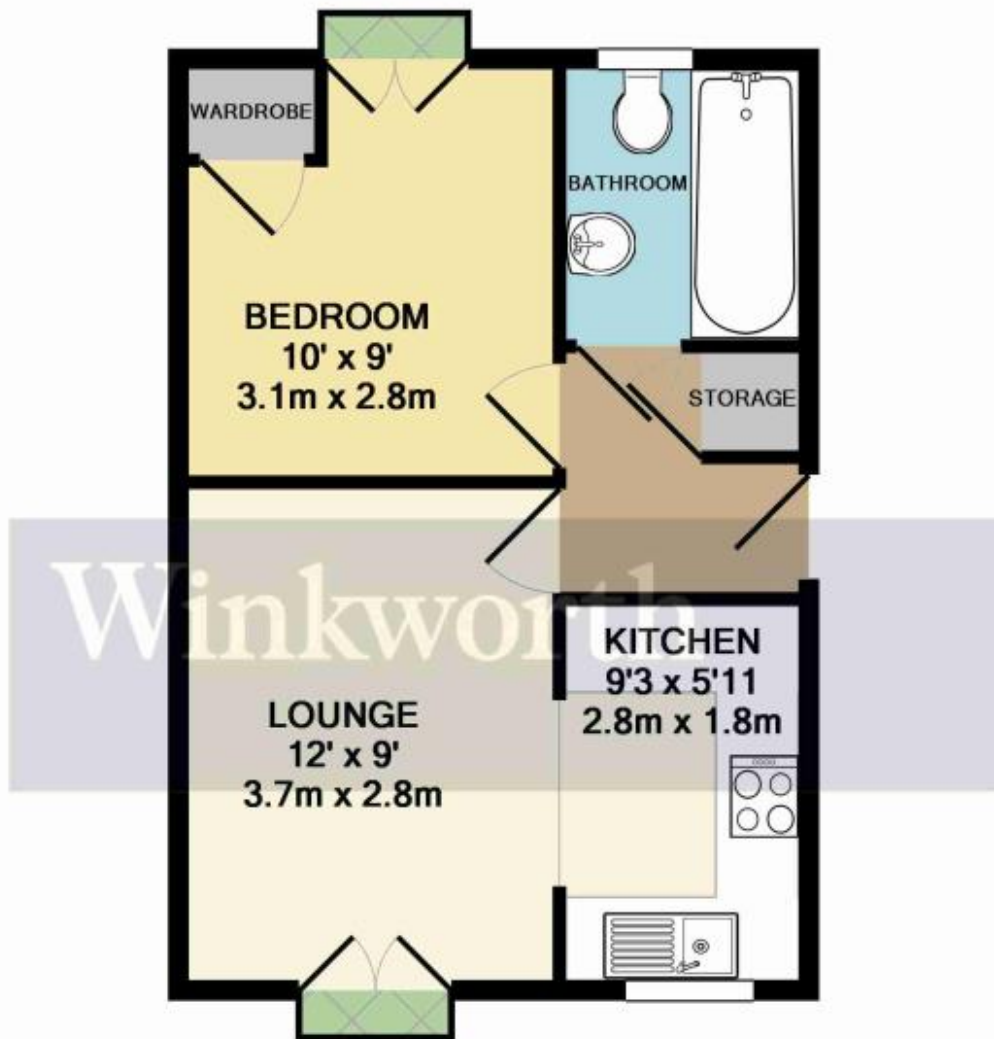
A one bedroom first floor apartment located in this convenient location close to Reading Town Centre. The property is close to a host of local amenities, including Palmer Park with its sports centre and swimming pool, a great range of local shops, bars, cafes and restaurants and offering excellent transport links. both by car (the M4 is close by via the A329M) and reliable frequent bus services. The River Kennet is just 0.3 miles away which offers a pleasant walk into the Town Centre. The property has been subject to some recent improvements with new flooring being fitted throughout in 2022 along with recent internal decoration and comprises a living room with Juliette balcony leading into the fitted kitchen, a double bedroom with built in wardrobe and Juliette balcony and a three piece bathroom. The property further benefits from a recently extended headlease, zero ground rent and an affordable service charge. This well presented apartment would make an excellent first time buy or investment purchase with a rental yield in excess of 6 %.

AT A GLANCE

- One Bedroom First Floor Apartment
- Convenient Location Close to Reading Town Centre
- Recently Decorated and New Flooring Fitted
- Open plan living room/kitchen
- Zero Ground Rent
- Service Charge - £1400 Per annum
- 168 Year Lease
- Council tax band A
- Rental Yield in Excess of 6 %







TOTAL APPROX. FLOOR AREA 329 SQ.FT. (30.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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: Expires - 25/03/2193
Service Charge: £1400 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: A

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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