



TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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10 Englefield House, Reading, RG30 1ET

Price £225,000 Leasehold

- Two Double Bedrooms
- Open Plan Kitchen/Diner
- En-suite To Master
- Secure Underground Parking
- Communal Garden
- Modern Development



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Price £225,000 Leasehold



Two Bedroom Apartment * En-suite * First Floor * Modern Development * Secure Underground Parking * Communal Garden
Superbly presented two bedroom apartment located in the Battle Square development. Ideal for first time and experienced landlords

The apartment benefits from many luxuries of a modern building with integrated kitchen appliances, energy efficient central heating, secure underground parking and a beautifully maintained communal garden. Tesco super store and many other amenities and transport links right on the doorstep! Viewing highly recommended.

Tenants in situ Currently paying rent of £1050.00 pcm

Providing a current yield of 5.6%

Current Tenancy Expires 30th of June 2023

We will be holding open viewings at the property on every Thursday of the month commencing on the 17th of February between 12pm - 1pm

Please register your attendance prior by calling 0118 950 88 99 or via email on admin@readingestateagent.com

Lease Term Remaining 114 years

Ground is £400 per year,

Services Charges Approximately £2400 per year payable in two instalments or via Direct Debit

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.