

**Second Floor Flat  
Western Elms  
Avenue  
READING  
Berkshire  
RG30 2AL**

**£250,000  
(Leasehold)**

**No onward chain complications**

**Two Bedrooms**

**Available with tenants in place  
or with vacant possession**

**Off street parking**



## Description

Samuel James are pleased to announce this investment opportunity to purchase the second floor apartment on Western Elms Avenue with off road parking.

The second floor apartment offers two bedrooms which is currently occupied by professional tenants. The rental income is £875pcm/£10,500pa. The property can be purchased with the tenants in place or with vacant possession.

The apartment is located to the west of Reading town centre and is a short walk from Central Reading and Reading West train stations.

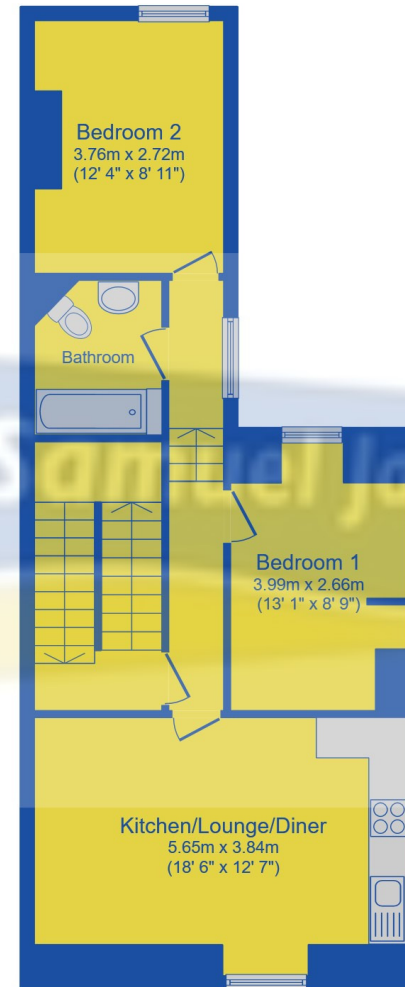
## Lease: 999 years

### Misrepresentation Act, 1967

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## Floor Plan

Floor area 62.0 sq. m. (667 sq. ft.) approx

Total floor area 62.0 sq. m. (667 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan created for Samuel James Estate Agents.

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