

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

**£255,000
(Leasehold)**

No onward chain complications

**Currently let for £895pcm to
tenants on a fixed term
contract.**

Off road parking

Investment Opportunity



Description

Samuel James are pleased to announce this investment opportunity to purchase the first floor apartment of a three story semi-detached block of three apartments in Western Elms Avenue with off road parking.

The first floor apartment offers two bedrooms and is currently occupied by professional tenants on a fixed term. The rental income is £895pcm/£10,740pa.

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

Although every care is taken in preparing these particulars they do not constitute an offer or contract, or any part hereof. Statements contained therein are not to be relied on as statements or representation of fact and are made without responsibility on the part of the Agents or Vendor. An intending purchaser must satisfy himself by inspection, or otherwise as to the correctness of each statement and the Vendor does not make or give and neither have the Agents or their employees authority to make or give and representation or warranty in relation to this property.

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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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