



**SIMMONDS STREET, READING, BERKSHIRE, RG1**  
**GUIDE PRICE £180,000 LEASEHOLD**

**RENOVATION PROJECT - A ONE BEDROOM GROUND FLOOR**  
**APARTMENT LOCATED IN THE POPULAR HOLYBROOK**  
**DEVELOPMENT IN THE HEART OF READING TOWN CENTRE**

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#### DESCRIPTION:

This one bedroom ground floor apartment offers the buyer an excellent renovation opportunity with potential to create a lovely home and add value in one of Reading's favoured developments. The Holybrook Development is a well maintained and established private development located next to the Oracle Shopping and Entertainment complex with its superb choice of shops, riverside restaurants and bars. The property is also a short walk to Reading Station with its direct links to London Paddington in just over 20 minutes and with the launch of Crossrail soon to be on the tube network and the Elizabeth Line linking Reading with the City of London and Canary Wharf. The property is need of complete refurbishment which is reflected in the keen guide price and gives the new owner a real opportunity to add their own stamp. The property is located on the ground floor of this block of just six apartments and benefits from a private courtyard garden to the rear which is accessed from the bedroom. There is a generous living space with feature bay window, a fitted kitchen and bathroom. There is an allocated off road parking space and the development is one of the only in the town centre to offer visitors parking via an estate parking permit. The property further benefits from a long lease and affordable ground rent and service charges and will make a great first time home, pied-a-terre or investment with a rental yield in excess of 7 %..

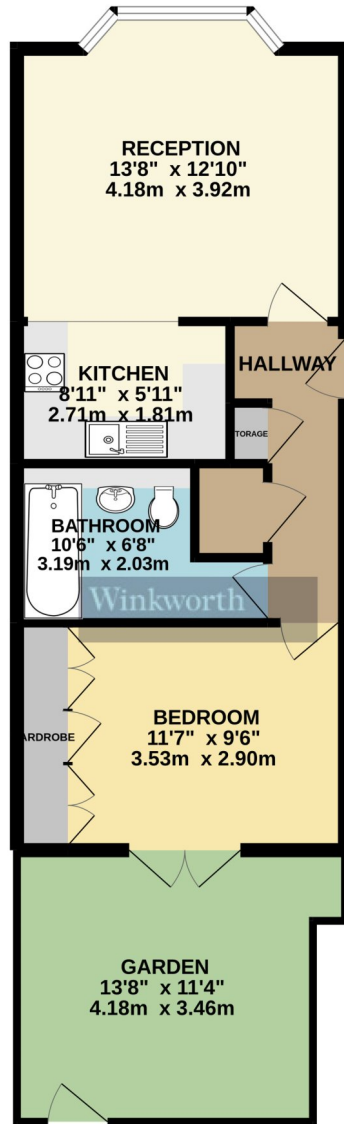
#### AT A GLANCE

- Renovation Project Opportunity
- Superb Town Centre Location
- Ground floor One Bedroom Apartment
- Private Patio
- Allocated Parking and Visitor Permit Parking
- £1100 Per Annum Approximate Service Charge
- £120 Ground Rent
- 947 Year Lease





GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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