



**HALCYON, READING, BERKSHIRE, RG1 7JW
OFFERS IN EXCESS OF £220,000 LEASEHOLD**

A SUPERB ONE BEDROOM FIFTH FLOOR APARTMENT WITH A BALCONY IN THIS FAVOURABLE TOWN CENTRE DEVELOPMENT

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DESCRIPTION:

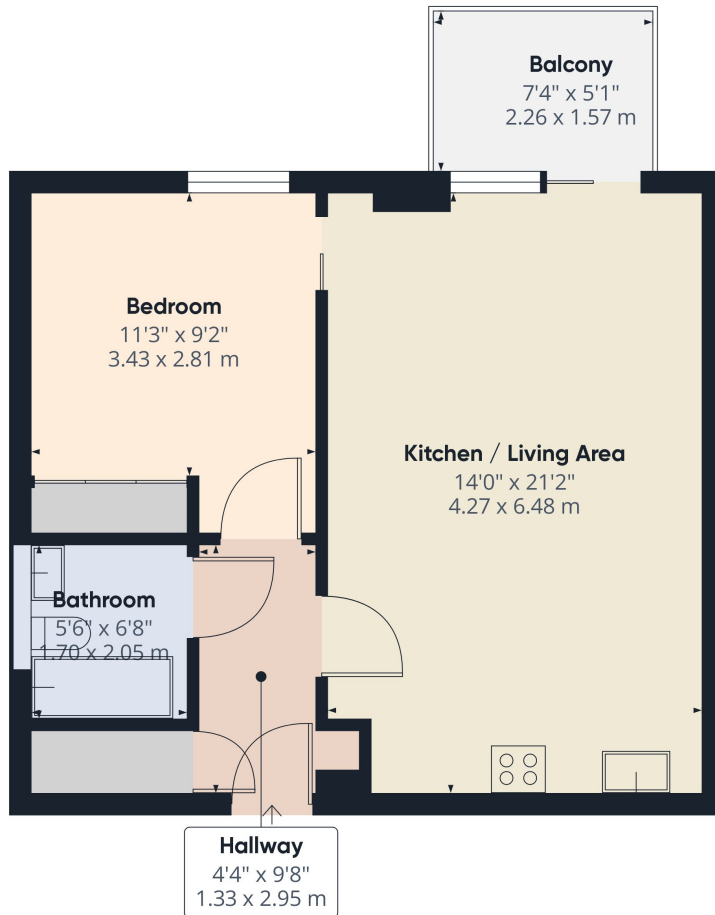
A well-presented one bedroom fifth floor apartment in the popular Chatham Place Development. Located a short walk to Reading Station with its direct link to London Paddington in under 25 minutes and close to Reading's thriving shopping, bars, cafes and restaurants. Set on the upper floors of the development the property has an internal outlook from its balcony on to a landscaped communal courtyard. Living accommodation comprises, an open plan living space with a high spec. fitted kitchen at one end and access on to the balcony the other. There is a double bedroom with built in wardrobes and an innovative sliding door system into the living space, a contemporary bathroom suite and generous storage/laundry cupboard which houses the washing machine. The property further benefits from lift access, a video entry system and a concierge service. This contemporary home is ideal for young professionals and/or someone commuting into London and is being sold with no chain complications. It is an ideal investment and can be purchased with an excellent tenant in situ with a rental yield in excess of 6%.

AT A GLANCE

- Investment Opportunity with Long Term Tenant
- Rental Yield in Excess of 6 %
- First Time Buy or Downsize With No Chain
- One Bedroom Fifth Floor Apartment
- Balcony Overlooking Internal Courtyard
- Open Plan Living Space
- Contemporary Bathroom
- Double Bedroom with Built in Wardrobes







Approximate total area⁽¹⁾
 530.98 ft²
 49.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

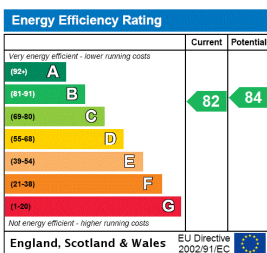
Term: 233 year and 0 months

Service Charge: £2400 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: C

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.



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