



**MOUNT PLEASANT, READING, RG1 2TF  
OFFERS IN EXCESS OF £375,000 FREEHOLD**

**INVESTMENT OPPORTUNITY - A VICTORIAN TERRACE  
CONVERSION CONSISTING OF THREE APARTMENTS  
AVAILABLE TO PURCHASE WITH TENANTS IN SITU**

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## DESCRIPTION:

An exciting opportunity to purchase a Town Centre freehold consisting of three self contained apartments all fully let on Assured Shorthold Tenancy agreements. The property consists of two one bedroom apartments, one on the ground floor and another on the first floor of this Victorian terrace conversion, and a studio apartment in a converted garage to the rear and separately accessed via Spring Terrace. These conveniently located properties have been successfully let for a number of years and form part of the sale of an estate. Each apartment has been well maintained and currently generate a combined rental income of £32,312.28 per annum. The purchaser will benefit from a turn key investment and a going concern with fully referenced tenants secured on Assured Shorthold Tenancy agreements with the following monthly rental values - 53a (ground floor) - £950. 53b (first floor) - £895 and 53c (studio) - £847.69. This is an excellent opportunity to acquire a small portfolio for a first time investor or add to a larger portfolio for an experienced landlord and take advantage of the excellent local rental market. There is a great supply of professional tenants in Reading or, being under a mile from Reading University, the property could make perfect student accommodation giving the new owner plenty of options and making this a superb investment.

## AT A GLANCE

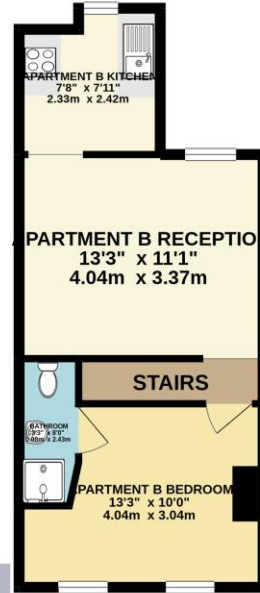
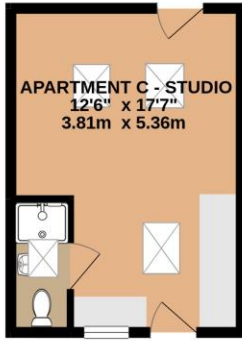
- Investment Opportunity
- Freehold Victorian Terrace Conversion
- Town Centre Location
- Three Self Contained Apartments
- Fully Let on Assured Shorthold Tenancies
- Two One Bedroom Units & A Studio
- 8 % Rental Yield
- Generating £32,312.28 Annual Rental Income





GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

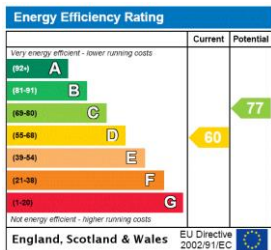
1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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.  
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**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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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