

**Lot 19** By order of Urban Point Property Management Ltd

6 Charfield Court, 13-15 Hamilton  
Road, Reading RG1 5RF

**GUIDE PRICE: £60,000**



**FIRST FLOOR STUDIO FLAT IDEAL FOR  
INVESTMENT**

This first floor purpose built studio flat forms part of a block located within walking distance of local transport and shopping facilities. Reading town centre is approximately 1.5 miles distant and is close to Reading University and Royal Berkshire Hospital. The property is double glazed and would benefit from a certain amount of redecoration. The property is sold with the benefit of vacant possession. There may be a possibility of renting a garage to the rear of the site subject to availability.

**ACCOMMODATION**

Studio room, kitchen, bathroom

**TENURE**

Leasehold – new 99 year lease to be granted upon completion

Ground rent: £250 pa

**LOCAL AUTHORITY & TAX RATING**

Reading Borough Council 0118 939 0900

Council Tax Band: A

**VENDORS SOLICITORS**

Chris O'Dell

Legal Department

Urban Point

Oriel House

52-54 Coombe Road

New Malden

Surrey KT3 4QF

020 8336 4959

**VIEWING TIMES**

By appointment through the Auctioneers