



KINGS ROAD · READING RGI

Three freehold income producing investment located in the desirable conservation area of Reading. Three extremely attractive buildings consists of a total 21 units which comprises of , 1x studio, 6 x one bedroom, 13 x two bedrooms and 1 x three-bedrooms luxurious apartments set within a sympathetically restored Georgian style property. Each apartment has high ceilings and sash windows, bespoke modern kitchens, and bathrooms of a high specification, including stone worktops and wooden flooring throughout.

Located in the heart of Berkshire, Reading is a modern and vibrant town that provides a strong and mature economy, with hi-tech industries and the creative sector contributing significantly to its success. Businesses are drawn to the area by the availability of a highly skilled workforce, access to international transport hubs (including Heathrow Airport), a high quality of life on offer and knowledge intensive business clusters.

Reading has direct rail links into London in 25 minutes; with Crossrail linking Reading with Central London, the City of London and Europe directly. Reading is also well located on the M4.

Currently receiving an approximate 6% yield for the AST Let units and 10% for the Short Lets. Schedule of income available on request.

Disclaimer: Internal images shown represent a selection of the apartments.

Asking Price **£6,950,000** Freehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.





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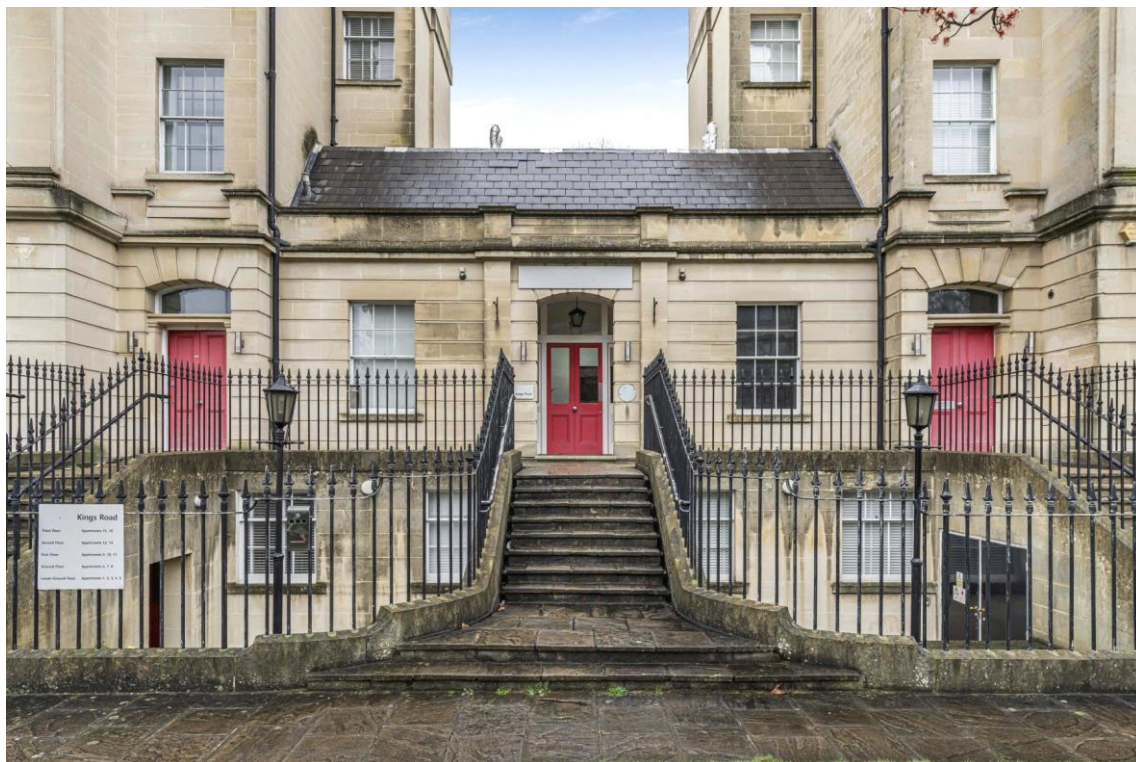


The Property
Ombudsman

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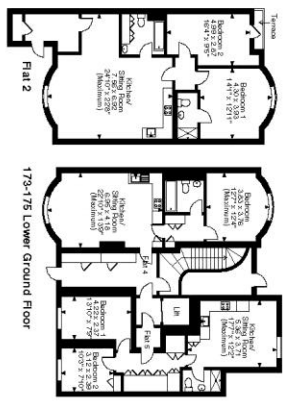


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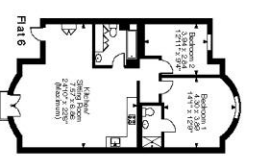


Flats 9
173-175 Lower
Ground Floor

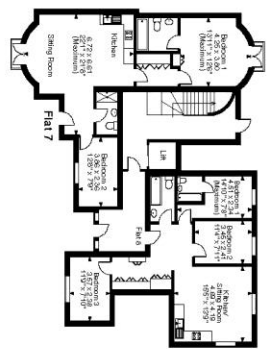
Flat 11
173-175 Lower Ground Floor



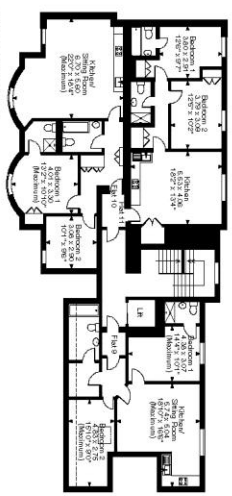
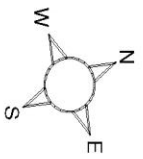
Flat 2
173-175 Lower Ground Floor



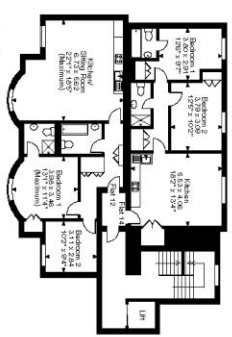
Flat 6
173-175 Ground Floor



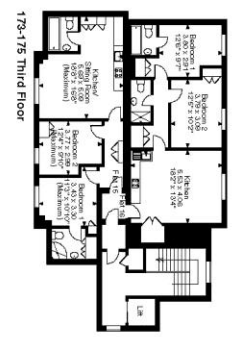
Flat 7
173-175 Ground Floor



173-175 First Floor



173-175 Second Floor



173-175 Third Floor

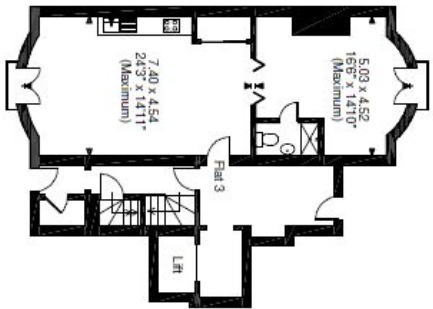
173-175, Kings Road, Reading
Approximate Gross Internal Area
 Flat 1 = 319 Sq Ft/30 Sq M
 Flat 2 = 974 Sq Ft/90 Sq M
 Flat 3 = 353 Sq Ft/33 Sq M
 Flat 4 = 538 Sq Ft/50 Sq M
 Flat 5 = 590 Sq Ft/55 Sq M
 Flat 6 = 872 Sq Ft/81 Sq M
 Flat 7 = 748 Sq Ft/69 Sq M
 Flat 8 = 704 Sq Ft/65 Sq M
 Flat 9 = 681 Sq Ft/63 Sq M
 Flat 10 = 792 Sq Ft/74 Sq M
 Flat 11 = 676 Sq Ft/63 Sq M
 Flat 12 = 799 Sq Ft/74 Sq M
 Flat 14 = 676 Sq Ft/63 Sq M
 Flat 15 = 642 Sq Ft/60 Sq M
 Flat 16 = 671 Sq Ft/62 Sq M
 Storage Room = 255 Sq Ft/24 Sq M
 Communal Area = 1660 Sq Ft/154 Sq M
 Total = 11950 Sq Ft/1110 Sq M

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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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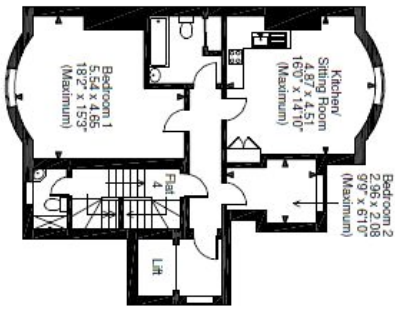
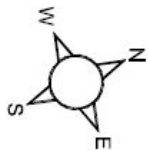


177 Lower Ground Floor



177 Ground Floor

177, Kings Road, Reading
Approximate Gross Internal Area
 Flat 1 = 362 Sq Ft/34 Sq M
 Flat 2 = 282 Sq Ft/26 Sq M
 Flat 3 = 583 Sq Ft/54 Sq M
 Flat 4 = 634 Sq Ft/59 Sq M
 Flat 5 = 667 Sq Ft/62 Sq M
 Flat 6 = 507 Sq Ft/47 Sq M
Communal Area = 689 Sq Ft/64 Sq M
Total = 3724 Sq Ft/346 Sq M



177 First Floor



177 Second Floor



177 Third Floor

Combined Total of two buildings (173-175& 177)
15674 Sq Ft/1456 Sq M

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