



## Waylen Street

Reading, RG1 7UR

Offers In Excess Of £250,000



Hunters Estate Agents have the pleasure to offer this well maintained two bedroom split level apartment situated in the heart of the town, giving very easy access to all local amenities including the Oracle shopping centre with riverside dining and Reading mainline railway station. This property would suit a first time buyer, small family or investor. Property is currently rented at £1500 PCM. A gross yield of 6.9%.

The flat will be sold with a share of the freehold, on a 999 year lease.

The accommodation comprises living room, kitchen/dining room, two good size bedrooms, family bathroom and benefiting from a private rear garden.

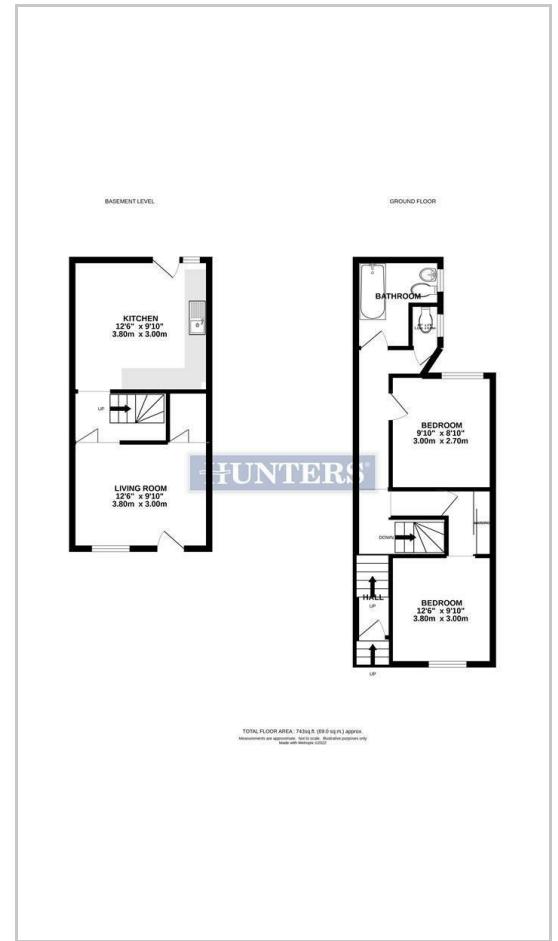
Further benefiting from electric heating and double glazing. EPC rating C



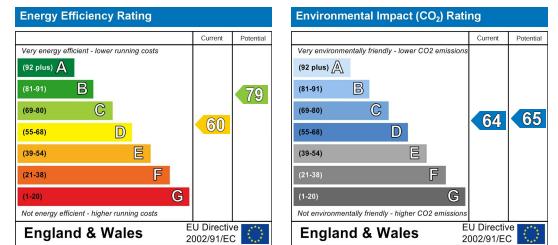
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.