



Palmer Street, Reading, Berkshire, RG1

Asking Price: £348,000

 Benham
& Reeves

Palmer Street, Reading, Berkshire, RG1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Photos are for reference only

Huntley Wharf is one of the UK's most exciting residential investment opportunities - centrally located in a prime south-facing riverside setting, just a few minutes' walk from Reading town centre and station, with excellent transport links to London Zone 1.

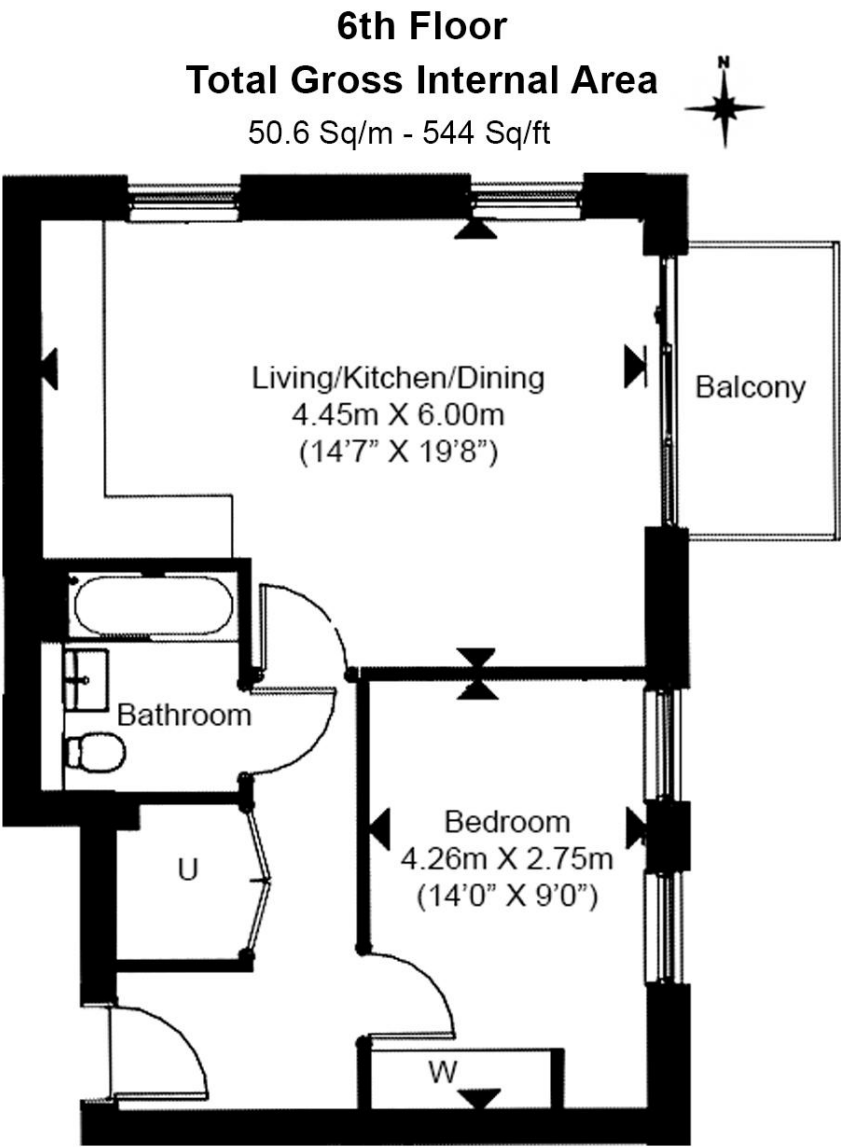
Exclusive to Discovery House residents, relax and unwind in the beautiful, landscaped podium gardens, created to showcase the wonder of nature through the changing seasons. Featuring flower beds planted for year-round interest, blossoming trees, lawns, and meandering paths, these gardens are a haven of tranquillity.

Huntley Wharf presents an exceptional opportunity for the astute investor. Located in a prime, waterside location in central Reading, this is one of the UK's most exciting developments. This one bedroom is set on the corner of the building with a dual aspect and facing the stunning courtyard garden.

Property Features:

- One Bedroom
- One Bathroom
- 544 Square Feet (Approx.)
- Concierge Service
- Private Garden
- Perfect for FTB or Investor
- Beautifully Landscaped Gardens
- Day nursery
- Gym
- Walking distance to Reading Station (Elizabeth Line)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£348,000
Tenure:	Leasehold Expires 30/06/2021 Approximately 996 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2025
Service Charge:	£2,448.00 (per annum) for the year 2025
Anticipated Rent:	£1,100.00 pcm Approx. 3.8 % Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: KEN230053

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