



**St Andrews House  
Wilton Road  
Reading  
Berkshire  
RG30**

**Offers in Excess of £170,000**

**bettermove** 

# Wilton Road Reading

Bettermove are proud to present this 1 bedroom flat in Reading, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property has single glazing, and electric heating throughout, with an allocated parking space available, via a gated carpark.

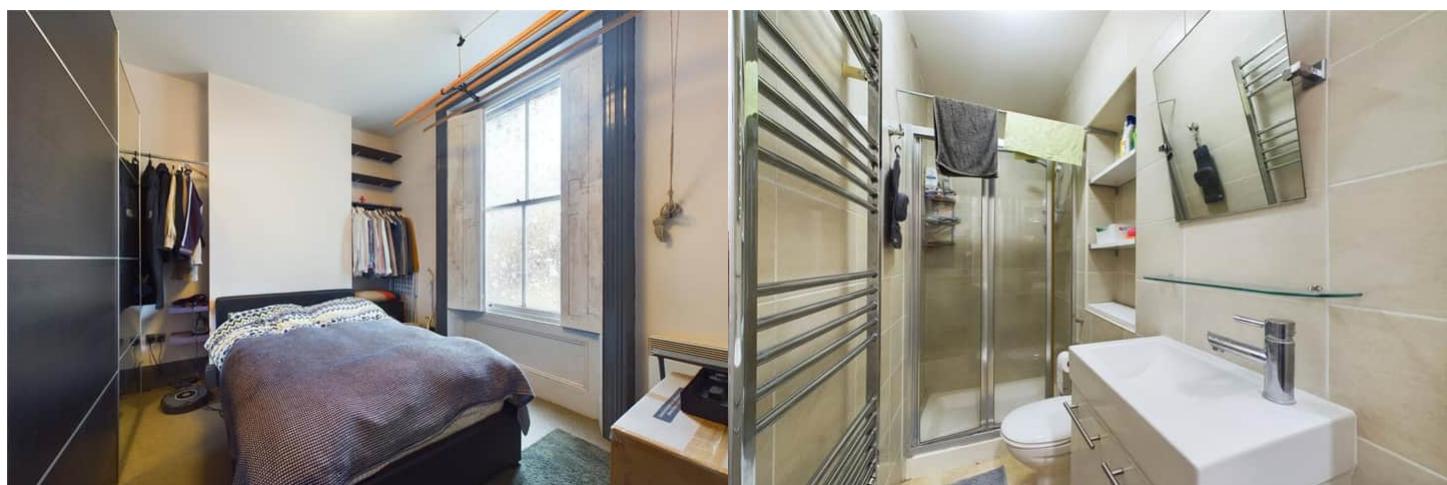
The council tax band is B.

This is a leasehold property with 109 years remaining on the lease; the ground rent is £250.00 per annum, and the service charge is £850.00 per annum.

The interior of this beautifully presented, ground floor property comprises a spacious, open-plan living/kitchen area, one double bedrooms, and a shower room. Outside, the property boasts a communal front garden, perfect for enjoying the summer months.

Located in the popular town of Reading, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Reading West Train Station, a variety of local bus routes, and quick access to the M4.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	40	79
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	47	75
EU Directive 2002/91/EC		

20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
**[www.bettermove.co.uk](http://www.bettermove.co.uk)**