

Russell Street, Reading, RG1

£204,750

Guide Price

Tenure: Shared Freehold, **Bedrooms:** 1

We are pleased to present this modern flat for sale. This property benefits from having NO CHAIN. The property itself is located in a charming town house which was converted into seven flats. The property is close to the local station making it ideal for commuters. Reading town centre is also a short

Key features:

- Chain Free
- First Time buyer
- Close to Town
- Great for Work

Extra info:

- **Property Age:** 140 years
- **Council Tax:** Band A (£1262.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Electric
- **Parking:** Allocated Parking Spot



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This one bedroom flat consists of one floor with a spacious living area, kitchen, a large bedroom and a bathroom with a W/C, bath and a sink.

If you are looking for a chain free property with a range of local things to do then this perfect for you so please contact HouseSimple to arrange your viewing now!

Energy Performance Certificate:

Energy Performance Certificate

Flat 4, 23 Russell Street, READING, RG1 7XD

Dwelling type: Mid-floor flat	Reference number: 2198-2028-6225-9482-5944
Date of assessment: 21 May 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 May 2012	Total floor area: 39 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,473
Over 3 years you could save	£ 786

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 69 over 3 years	£ 78 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">You could save £ 786 over 3 years</p> </div>
Heating	£ 1,077 over 3 years	£ 357 over 3 years	
Hot Water	£ 327 over 3 years	£ 252 over 3 years	
Totals	£ 1,473	£ 687	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #f48b00; color: white;">(39-54) E</td> <td style="background-color: #e91e63; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #d9e1f2; width: 20px;">84</td> <td colspan="3"></td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #d9e1f2; width: 20px;">83</td> <td colspan="3"></td> </tr> </table> <p style="font-size: x-small; text-align: center;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				84							83				<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G																
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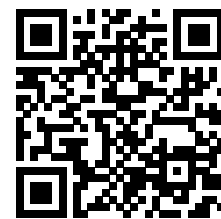
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 516
2 Fan-assisted storage heaters	£600 - £800	£ 132
3 Heat recovery system for mixer showers	£585 - £725	£ 27

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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