



## Russell Street, Reading, RG1

**£180,000**

Offers in Excess of

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

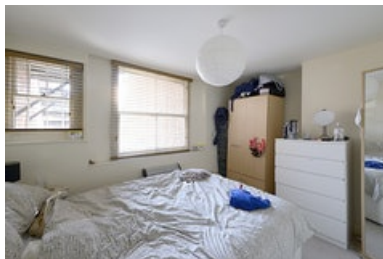
Guide Price £180,000 - £190,000. Investors only! We are pleased to present this modern flat for sale. this chain-free flat is located in a charming house which was converted into seven flats. This property is located in a highly sought after area. The centre of town and local station a

### Key features:

- NO CHAIN
- First time buyer
- Close to town
- Modern
- Investors only

## Extra info:

- **Property Age:** 140 years
- **Council Tax:** Band B (£1478.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Electric
- **Parking:** Allocated Parking Spot



**Guide Price £180,000 - £190,000.**

### Investors only!

We are pleased to present this modern flat for sale. this chain-free flat is located in a charming house which was converted into seven flats. This property is located in a highly sought after area. The centre of town and local station are just a short walk away so no need for parking although the property benefits from parking aswell.

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 2, 23 Russell Street, READING, RG1 7XD**

<b>Dwelling type:</b> Ground-floor flat	<b>Reference number:</b> 8809-4599-1829-2226-3523
<b>Date of assessment:</b> 21 May 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 21 May 2012	<b>Total floor area:</b> 50 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,908</b>
<b>Over 3 years you could save</b>	<b>£ 819</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 90 over 3 years	£ 102 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 819 over 3 years</p> </div>
<b>Heating</b>	£ 1,467 over 3 years	£ 735 over 3 years	
<b>Hot Water</b>	£ 351 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 1,908</b>	<b>£ 1,089</b>	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8ebf42; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #c4e000; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffcc00; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ff6600; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff3300; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #cc0000; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <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>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">59</td><td style="text-align: center;">76</td></tr> </table>	Current	Potential	59	76	<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>
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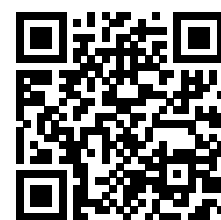
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 366
2 Fan-assisted storage heaters	£600 - £800	£ 297
3 Heat recovery system for mixer showers	£585 - £725	£ 51

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](http://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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