

Russell Street, Reading, RG1

£262,500

Guide Price

Tenure: Shared Freehold, **Bedrooms:** 2

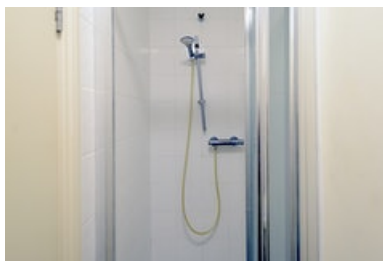
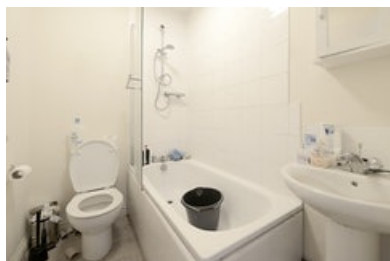
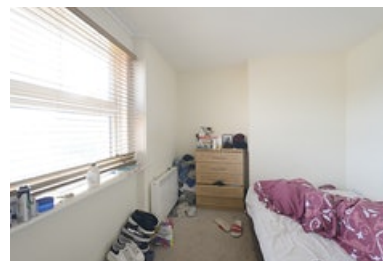
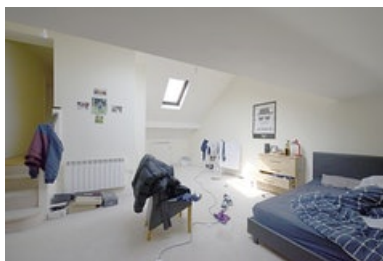
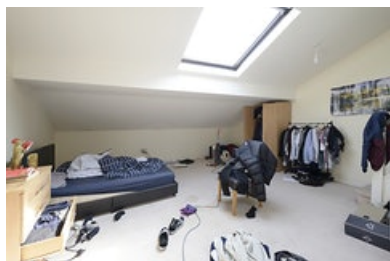
We are pleased to present this property to the market in the centre of Reading. This is located with a range of different things to do. This includes bars/restaurants, high street stores and supermarkets. This property is perfect for a first time buyer due to having two bedrooms and if anyone w

Key features:

- Centre of Reading
- Chain Free
- First Time buyer

Extra info:

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



We are pleased to present this property to the market in the centre of Reading. This is located with a range of different things to do. This includes bars/restaurants, high street stores and supermarkets. This property is perfect for a first time buyer due to having two bedrooms and if anyone working in the centre of Reading this would be perfect. This property is just a short drive away from the A329 which leads onto the M4 and takes you across the country.

The flat consists of an open plan kitchen lounge, two spacious bedrooms and two bathrooms. there is also a communal garden to the rear of the property.

Viewings are highly recommended so please contact HouseSimple to arrange your viewing now!

Energy Performance Certificate:

Energy Performance Certificate

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

Dwelling type: Top-floor flat	Reference number: 2798-1028-6225-9882-5924
Date of assessment: 21 May 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 May 2012	Total floor area: 79 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:	£ 2,589
Over 3 years you could save	£ 1,191

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 1,191 over 3 years </div>
Heating	£ 2,025 over 3 years	£ 891 over 3 years	
Hot Water	£ 432 over 3 years	£ 357 over 3 years	
Totals	£ 2,589	£ 1,398	

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: #8eb9e0;">(81-91) B</td> <td style="background-color: #c6e0b4;">(69-80) C</td> <td style="background-color: #fce5cd;">(55-68) D</td> <td style="background-color: #fff2cc;">(39-54) E</td> <td style="background-color: #f4cccc;">(21-38) F</td> <td style="background-color: #e41a1c;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="background-color: #fff2cc; font-size: 2em; font-weight: bold;">57</td> <td colspan="3"></td> </tr> </table> <p>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				57				Current	Potential		The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). 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.
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G												
			57															

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 84
2 Internal or external wall insulation	£4,000 - £14,000	£ 525
3 Fan-assisted storage heaters	£900 - £1,200	£ 402

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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