



FOR SALE

16 STUDIO FLATS

CENTRAL READING



### KEY FEATURES OF THIS SALE...

- 16 Studio Flats.
- 20 Year Lease agreed to Serviced Accommodation Provider.
  - Gross Annual Income of £175,200.
  - Purchase Price £2.5M.
  - 7% Yield.
- Central Reading Location.

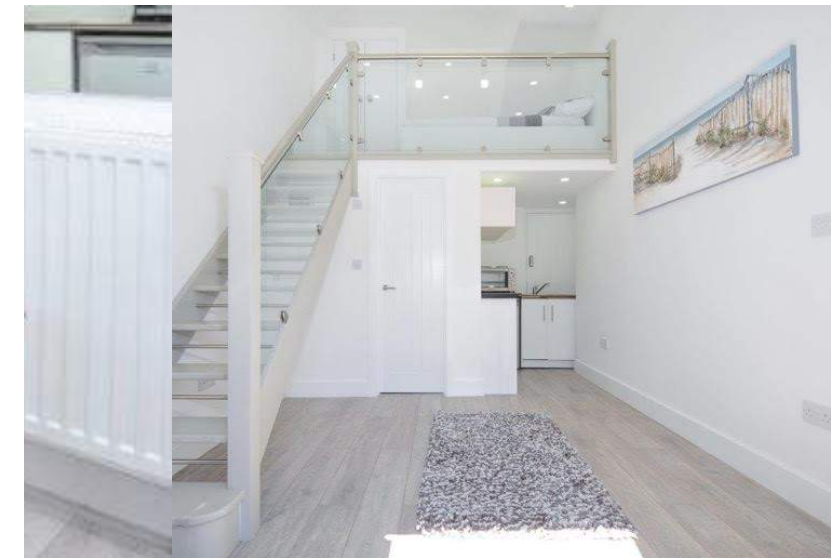
# PROPERTY DETAILS

## SOUTHERN COURT, READING

This site comprises 16 Studio Flats, some of which offer split level living with a mezzanine bed level and contemporary space saving stairs, maximizing the available living space.

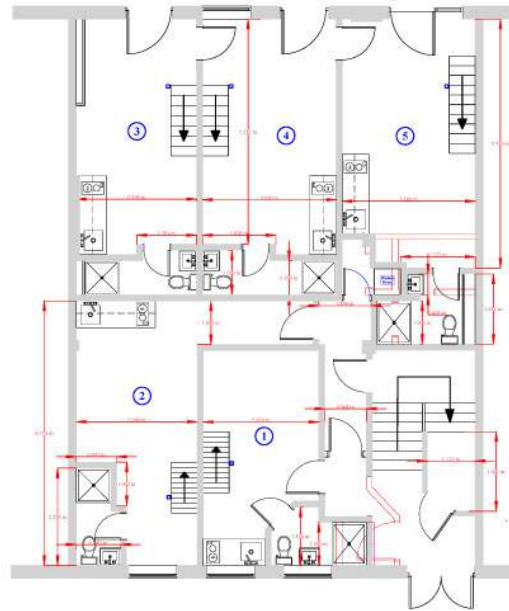
The completed building has an offer from a Serviced Accommodation provider offering £14,600 per month, generating £175,200 annually.

Alternatively the building could be used for Students, HMO or Emergency Housing offering a sustainable long term income.

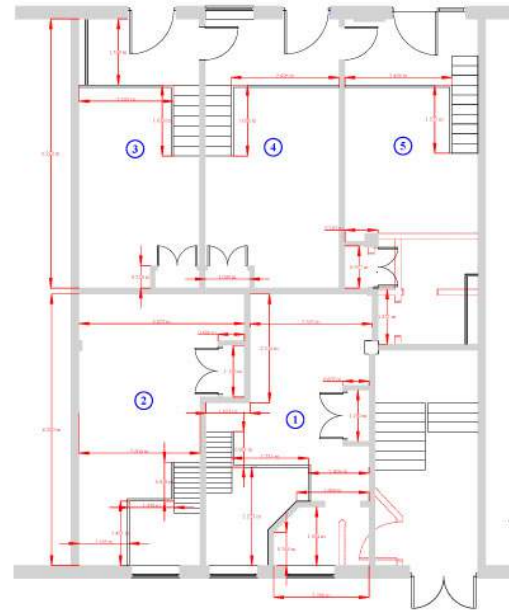




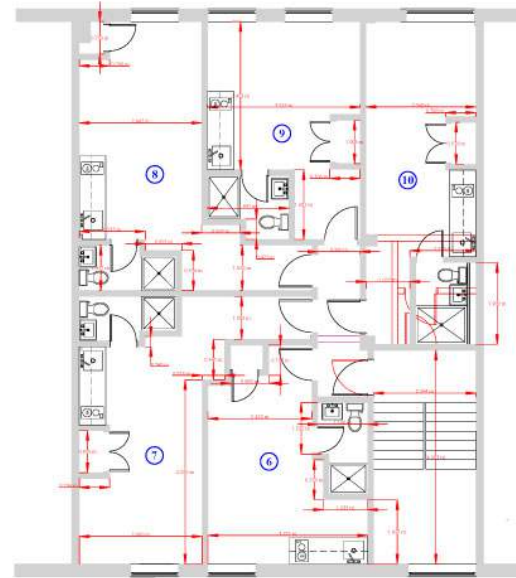
## FLOOR PLANS



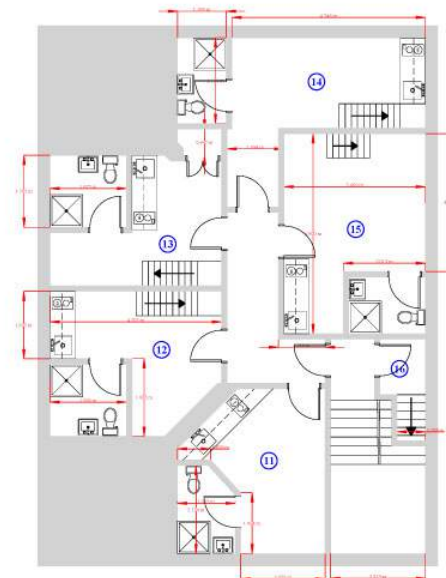
GROUND FLOOR



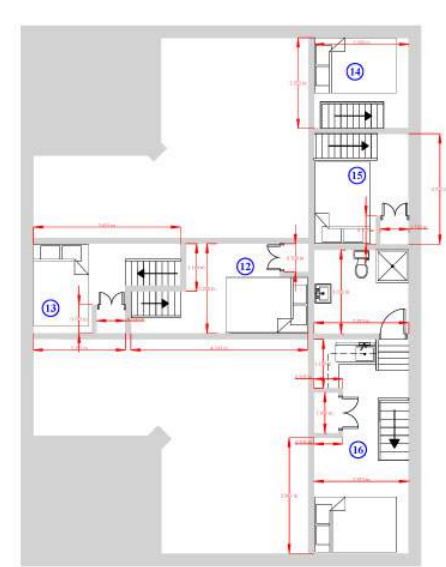
GROUND FLOOR  
MEZZANINE



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR  
MEZZANINE

## WHY INVEST IN READING?



- 41 miles (66 km) west of central London
- 40 miles (64 km) east from Swindon
- 27 miles (43 km) south from Oxford
- 16 miles (26 km) north from Basingstoke

### PROPERTY LOCATION



The Southern Court property is located in central Reading. With a diverse, well educated and creative population, Reading has some of the best performing schools in the UK, a red brick university leading the world in climate change study, one of the best shopping centres in the country, and is surrounded by unspoilt countryside and magnificent stretches of the river Thames. It was recently named the best place to live and work in the Good Growth for Cities 2015 Index and is ranked second for productivity (behind London) in the Centre for Cities' Cities Monitor 2016. These factors have created a higher than average employment level and a strong rental market - making these studios ideal for Buy-to-Let as they are close to the town centre.

#### THE STUDENT MARKET

In addition to a strong Buy-to-Let Market Reading University is only 1 mile away and the Unite Student accommodation is close by - these apartments will appeal to students who want a better quality finish - and with university numbers increasing year on year, this is a strong market for investors

Property Prices in this specific area:

THE LOCAL PROPERTY MARKET HAS GROWN **4.7%** IN THE LAST 12 MONTHS AND OVER **40%** IN THE LAST 5 YEARS.

READING IS A GREAT PLACE TO INVEST IN A  
CONVENIENT SOUTH EAST LOCATION:

- Reading will be on the new Cross Rail from 2019.
- Reading Station is large with trains to London taking only 23 mins and good access to the rest of the country.
- Reading is the largest town in the UK with a Population of over 200,000 and growing fast.

## ARRANGE A VIEWING

For more info and to discuss please contact:

**[michelle@redbrickwealth.com](mailto:michelle@redbrickwealth.com)**

or call **01264 506506**

As this is a direct sale we can be flexible about the selling options and would be happy to discuss this with you. Interested parties are invited to visit the site.



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