



RICS

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Residential & Commercial Estate Agents • Lettings Agents
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Martin & Pole

Established 1846

ESTATE AGENTS

6 Valentia Road Reading



Converted to 2 Flats – both let as ASTs

Well placed for Reading Town Centre, local shops, and Reading West railway station

Ground Floor Flat: Bedroom, Sitting Room, Kitchen, Bathroom, separate WC

First Floor Flat: Front Reception Room, Bedroom, Kitchen, Bathroom

Gas fired central heating

Small front and rear gardens

FOR SALE BY PUBLIC AUCTION (unless previously sold)

on Wednesday 11th July 2018 at 2:30 pm

at Sonning Golf Club Duffield Road Sonning Reading RG4 6GJ

The Solicitors: Dexter Montague LLP 105 Oxford Road Reading RG1 7UD
Telephone 0118 939 3999

PUBLIC AUCTION

Price Guide £225,000*

6 Valentia Road Reading RG30 1DL

DESCRIPTION/LOCATION: A Victorian terraced house with attractive brickwork elevations, a bay window at ground floor level, all beneath a slate roof. After passing through the outside front door there is independent access to each of the two flats which are both let. The property has been maintained and is considered suitable for its ongoing occupation or possibly conversion back to a single family house.

Reading Town Centre is about 1 mile and is a busy and important retail and commercial centre. The railway station currently offers services to London (Waterloo and Paddington) and shortly will offer the Crossrail service in addition. The importance of Reading as a commercial centre is supported by the three M4 access points to the east, south and west ensuring good access to Heathrow Airport, Central London and, via adjoining motorways, to most other parts of the country.

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

First Floor Flat:

Lounge/Dining Room: 4.01m x 3.30m

Bedroom: 3.35m x 2.44m

Kitchen: 2.82m x 2.57m

Bathroom

Landing

Ground Floor Flat:

Entrance Hall

Front Bedroom: 3.91m into bay x 3.00m

Lounge/Dining Room: 3.35m x 3.20m

Kitchen: 2.59m x 2.54m

Bathroom

Separate WC

Outside: There is a small front garden and a small area of garden to the rear currently enjoyed exclusively by the occupier of the Ground Floor Flat.

SERVICES: All mains services are connected.

EER: Ground Floor Flat D65

First Floor Flat D56

COUNCIL TAX:

Ground Floor Flat Band A

First Floor Flat Band A

TENURE: Freehold subject to the two Assured Shorthold Tenancies. Details of the tenants of the two properties along with the passing rent is included in the legal pack.

LOCAL AUTHORITY: Reading Borough Council Civic Centre Reading RG1 7ER. Telephone 0118 939 0900.

PLANNING: There are no planning applications registered on the Reading Borough Council planning portal for this property. Local Authority Search will in due course confirm or otherwise this accuracy.

VIEWING: We shall be pleased to show prospective purchasers around the property at the times advertised on our website or please telephone for details.:

THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

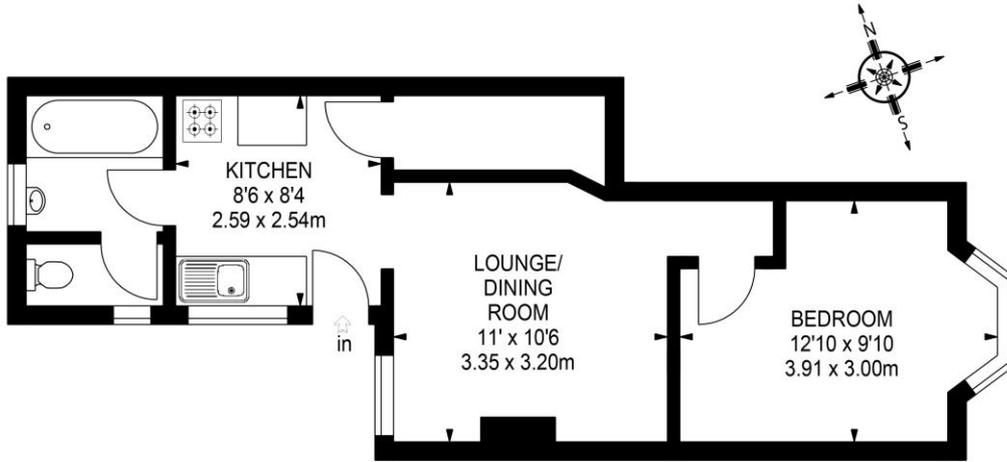
We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Seller or the said Agents in relation to or in connection with the property.

Ground Floor Flat



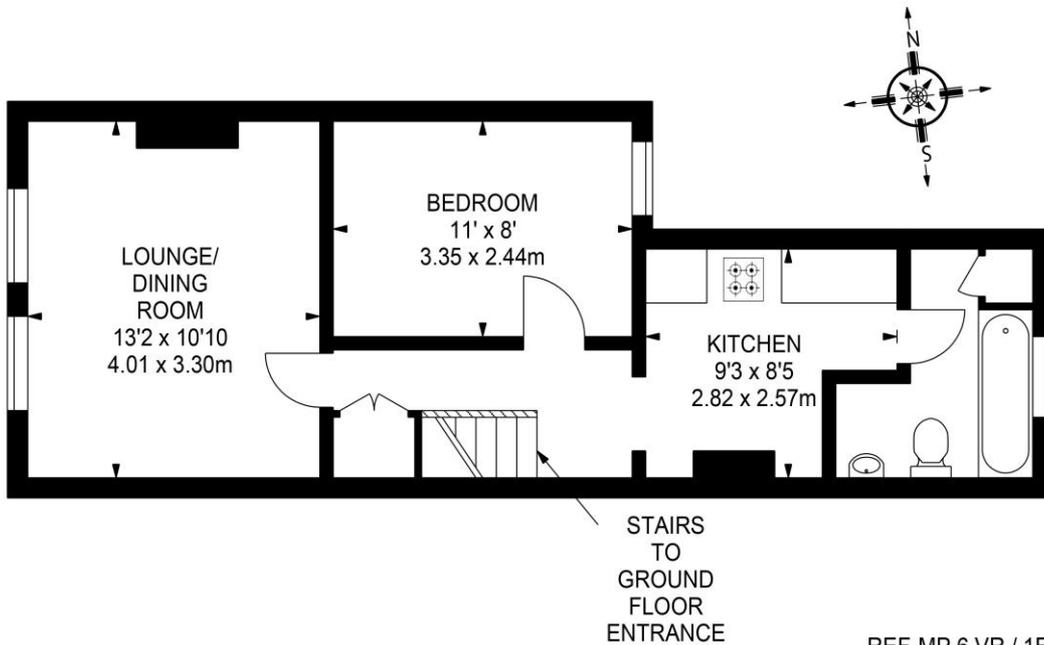
REF - MP 6VR/GF



APPROX. GROSS INTERNAL FLOOR AREA 387 SQ FT / 35.95 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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First Floor Flat



REF-MP 6 VR / 1F



APPROX. GROSS INTERNAL FLOOR AREA 420 SQ FT / 39.01 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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7 Broad Street
Wokingham
Berkshire RG40 1AY
T: 0118 978 0777 F: 0118 977 1991
w@martinpole.co.uk

The Auction House:
Milton Road Wokingham
Berkshire RG40 1DB
T: 0118 979 0460 F: 0118 977 6166
a@martinpole.co.uk

Associated Office:
16 The Parade Silverdale Road
Earley Reading Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

www.martinpole.co.uk

MEMORANDUM OF AGREEMENT

Date of Agreement: day of2018

Buyer:

Address:

Postcode:

Buyer's Solicitor: Contact:.....

Address:

Postcode:

Purchase Price £

Deposit £

Balance £

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

Buyer

Seller

DCA Fo36676 Jul 2018

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