

08/07/2020

Mrs A Rosier
Former Pumping Station
Chazey Road
Caversham Heights
Reading
RG4 7DS



Dear Mrs Rosier

Re: The Former Pumping Station, Chazey road, Caversham Heights, Reading RG4 7DS

Thank you for inviting Masons to carry out a market appraisal of the above property.

In my opinion, the property should achieve a sales figure in the region of £725,000 to £750,000. This is based on the current condition of the property as inspected, and recent sold house prices within the area, as well as current demand.

However, I think it would be entirely reasonable to test the market for an initial two or three week period, at a higher asking price of £775,000, as discussed. During these initial weeks we will be able to gauge the level of interest at the asking price, and adjust the price accordingly, if required.

I can confirm that our fee would be 1% plus VAT, and that we do not sign our clients into restrictive exclusivity contracts – we ask for just 21 days' notice to terminate our agency agreement.

The property will be advertised in the Reading Property Chronicle, as well as online on Rightmove, Zoopla, Prime location, OnTheMarket.com, OneDome, our own website and other social media outlets.

We will liaise with all professional parties concerned and deal with all enquiries, to ensure that the marketing and sale of your property comes to a swift and hassle free completion. I also draw your attention to the fact that Masons Estate Agents are members of the NAEA and The Property Ombudsman.

Should you have any further questions, please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours sincerely

Tim Mason