

Thursday, 12th July 2018

Mr S. Tufail
SRT Real Estates
31 Culver Lane
Earley
Reading
Berkshire
RG6 1DX

Dear Ms Cannell,

Re: Proposed Extension / New Dwellings & Market Appraisal - 54 Gower Street, Reading, Berkshire, RG1 7PE

Thank you for meeting with me and for giving me the opportunity to your proposed extension and re-development of the above property.

In my opinion and considering comparable evidence of properties sold or selling in the area, at present I would suggest introducing each individual property to the open market at an asking prices as follows:-

Ground Floor 1 Bedroom Flat:- £160,000

Ground Floor Studio:- £115,000

First Floor 2 Bedroom Flat:- £200,000

My valuation is based upon the property being structurally sound and of standard construction as I have not carried out a structural survey and I have also assumed there are no restrictive or onerous covenants. I have also taken into consideration that the property backs onto a railway line and is neighbouring a scrap metal dealer both of which will be detrimental to the saleability and eventual sale price.

As one of the most established independent estate agents in Reading, Sansome & George have assisted home owners for over a quarter of a century and we have achieved an excellent reputation by taking pride in offering our clients both a personal and professional service.

Sansome and George are members of The Property Ombudsman (recognised by the Office of Fair Trading), giving you reassurance of the highest standards of service within our industry.

All instructions are accepted on the sale of a property are on a strict 'No Sale - No Fee' basis and our standard 'Sole Selling Rights' include the preparation of high definition multi picture sales particulars with floor plans, the erection of an agency 'For Sale' board, active marketing from all 4 of our local branches as well as indefinite exposure on 16 websites to include www.rightmove.co.uk, www.zoopla.co.uk, www.findaproperty.com and www.sansome-george.com to name a few. A trained and motivated member of our staff will also accompany all viewings and report constructive feedback as soon as feasible.

Once built and should you decide to, I hope you will give me the opportunity to market the property and should you need anything further please contact me.

Assuring you of my best attention at all times.

Yours sincerely,



Anthony Wood
Sales Director

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