

Site: Havell House, 62 - 68 Queens Road Reading

Date of report: 10th December 2025

Plot	Plot Type	Floor	Beds	M ²	Sq.Ft	Value	£ sqft
101	Apartment	1st	2	63	680	£265,000	£390
102	Apartment	1st	2	68	733	£275,000	£375
103	Apartment	1st	1	41	438	£175,000	£400
Totals				172	1851	£715,000	£386

Please note any advice contained or attached in this report is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS 1 and PS 2 of the RICS Valuation – Professional Standards (PS 1.5 - VPS 1-5 exceptions), effective from 1st July 2017. Any advice attached is not a formal ("Red Book") valuation, and neither Haslams Estate Agents nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

General assumptions

1. All property is either freehold/long leasehold apartments, has a reasonable management company obligations and charges
2. Each property has a good specification/finish appropriate to the local market
3. Each property has a market accepted 10 year guarantee
4. An appropriate marketing campaign is conducted
5. Where no scheme layout has been provided, these achievable prices assume appropriate density and adequate plot sizes
6. We have assumed an allocated parking space for each apartment