



Turner Property Ltd
Turner Holiday Rentals Ltd

7th August 2026

Dear Mr L Turner

Re: Annexe adjacent to 5 Kendrick Road Reading RG1 5DU

Thank you for the opportunity to appraise the GDV of the above property. This valuation is made considering all aspects of the prevailing market as well as the expertise of our sales team who guarantee to proactively market your property and achieve the best price possible.

The property is a detached three storey annexe comprising garage/studio on the ground floor. Lounge/diner, kitchen, bathroom and utility room on the first floor and two bedrooms on the second floor. Externally the property enjoys the benefit of two allocated parking spaces. The property is located on sought after road within the popular university area of Reading and within easy walking distance of Reading town centre.

I have pleasure in confirming that the current GDV of this property is in the region of £465,000.

We want to assure you that your property sale is in the best of hands and to this end you will be pleased to know that all Lansley sales personnel are mature professionals with the highest standards of customer service, each having had many years of experience in the property business. Our aim is to give you the highest level of professional, friendly service and to keep you informed every step of the way so that you have complete peace of mind.

For your convenience, our offices are open Monday to Saturday so please feel welcome to call me anytime if there is anything you wish to discuss further and to instruct me when to commence marketing your property.

I look forward to hearing from you,

Kind Regards

Christian Wicks
Email: christian@ahlansley.co.uk