



PW.

Old Kennels Court,

www.patrickwilliams.co.uk

Ground Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 sq. feet)

Old Kennels Court, , Berkshire, RG30 3NS

£200,000

Light and spacious two double bedroom first-floor apartment. Refitted ensuite to bedroom one, four-piece family bathroom, 15' living room, good size kitchen, gas central heating, garage.

Overview

This light and airy two double bedroom first floor apartment offers spacious and larger than average accommodation and forms part of a purpose-built development on the western outskirts of Reading. The master bedroom has a modern, refitted ensuite shower room and built-in wardrobes, bedroom two is also a double and has built-in wardrobes. There is a modern kitchen with a range of integrated appliances including oven & hob, dishwasher & fridge/freezer, 15' living room, and a four-piece bathroom with bath and separate shower cubicle. Gas central throughout, double glazing, garage, and secure access to the development via electric gates.

We are advised by the vendor that the lease has approx 108 years remaining. An annual service charge of £1085.71 and a ground rent of £100 per annum.

Location

Old Kennels Court is located approximately 2 miles to the west of Reading town centre which can be accessed by a fast and frequent bus service. Within a short walk are a Lidl and Aldi store plus convenience stores are also within a short walk. Junction 12 of the M4 is within a few minutes drive and the open countryside by the Holybrook and Kennet & Avon canal is also within walking distance.

Lease details

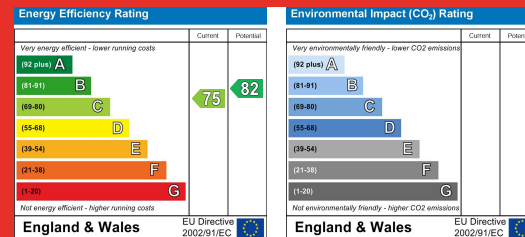




Viewing by appointment only.

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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.