



# Selbon

Residential sales & lettings

Heron House, Rushley Way, Kennet Island, Reading,  
Berkshire, RG2 0GN

Offers in excess of £240,000 Leasehold

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**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Modern 2nd floor apartment
- Entrance Hall
- 2 Double Bedrooms
- Electric Heating
- Secure Under Ground Parking
- Communal Entrance With Lifts
- Lounge/Kitchen
- En Suite Shower Room & Bathroom
- Personal Balcony
- No onward chain

Selbon Estate Agents are delighted to offer this well presented modern second floor apartment to the market, conveniently located on the ever popular Kennet Island development on the outskirts of Reading.

Due to the location of the apartment with easy access to Reading town centre, Green Park, A33, M4 and Reading railway station, the property is ideal for those working in Reading or looking to commute to London., first time or investment buyers.

The property was granted a 999 years lease on 1st January 2006. The current ground rent charges are £684.85 per annum and the service charges are £1061.52 per 6 months (£2,123.04 P.A).

There are automatic sliding glass doors with a security video entry system leading to a hotel style entrance lobby with two lifts and stairs leading to the second floor landing.

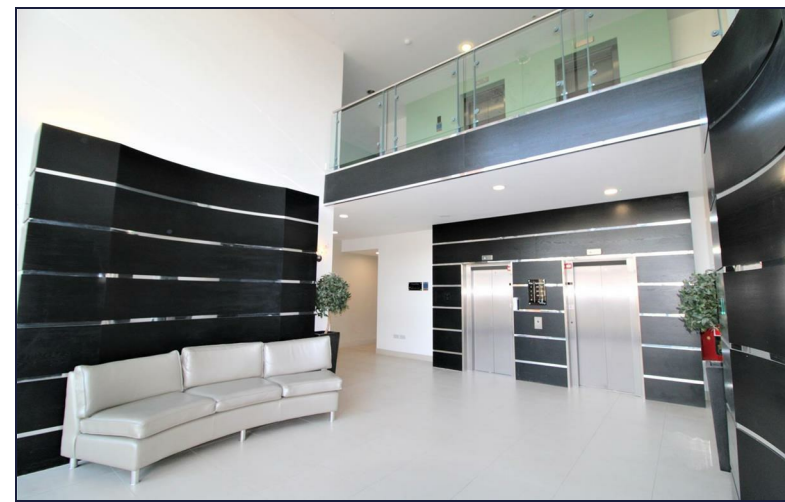
The entrance hall has a double utility cupboard with space and plumbing for washing machine and the hot water tank, there are doors leading to the 'L' shaped lounge/kitchen. The kitchen area has an extensive range of units, integrated appliances and a breakfast bar, the lounge area has sliding double glazed doors leading to a personal balcony.

The master bedroom has built in wardrobes and an en suite shower room, bedroom two is a double room with a recessed area currently used as a study area and there is a modern bathroom.

The property further benefits from electric heating, double glazed windows, a secure under ground parking space with electric gated access and there are visitor spaces close by.

There are multiple children's play parks and recreation greens and part of the landscaping includes a wildlife conservation area, running along the side of the A33 up to the north point of Kennet Island with a series of wetlands and ponds. The central Piazza has a local shop, café and the developments management centre.

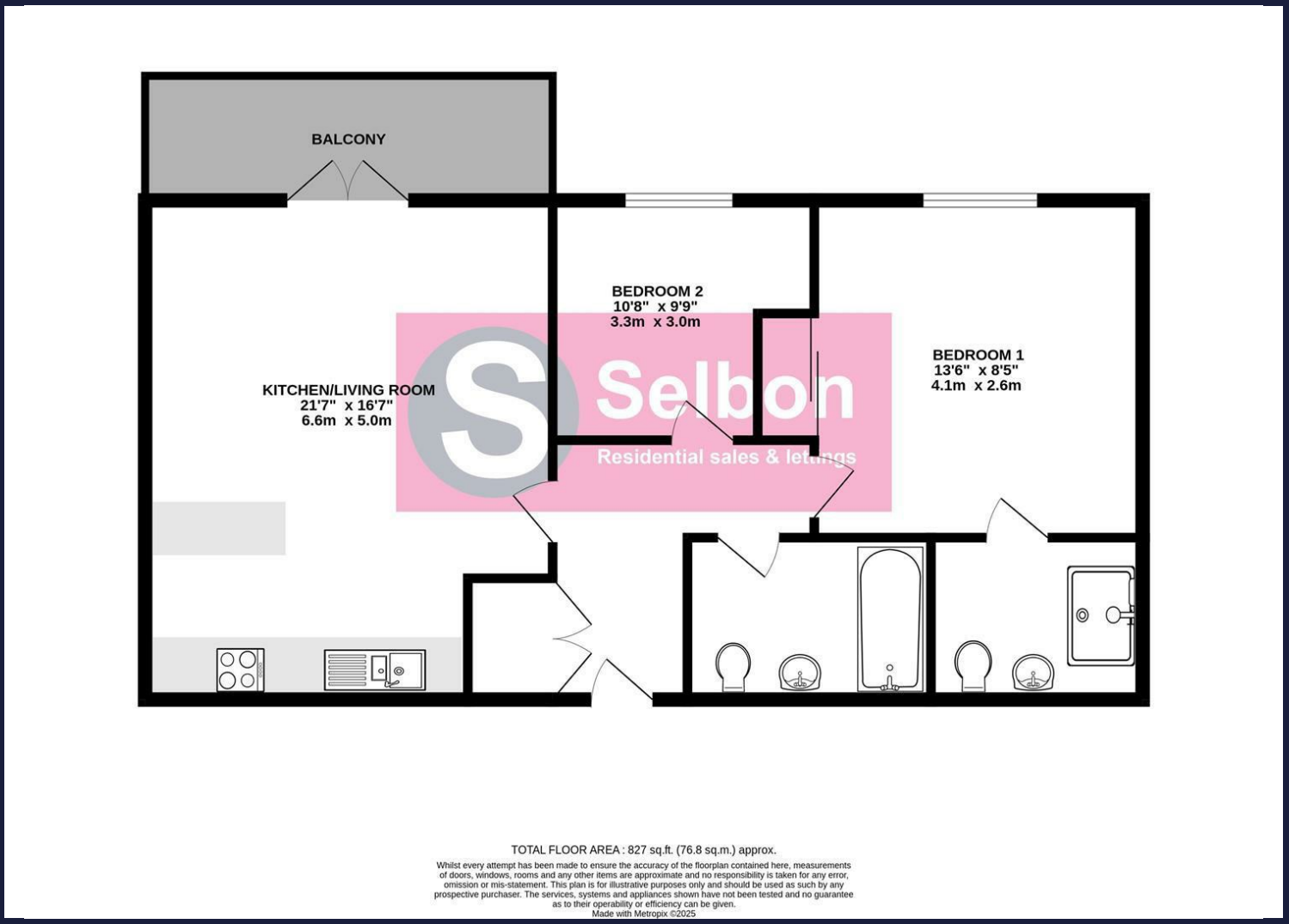
In accordance with section 21 of the 1979 estate agency act, we declare the owner of the property is a friend of the Managing Director of Selbon.







Floor Plans

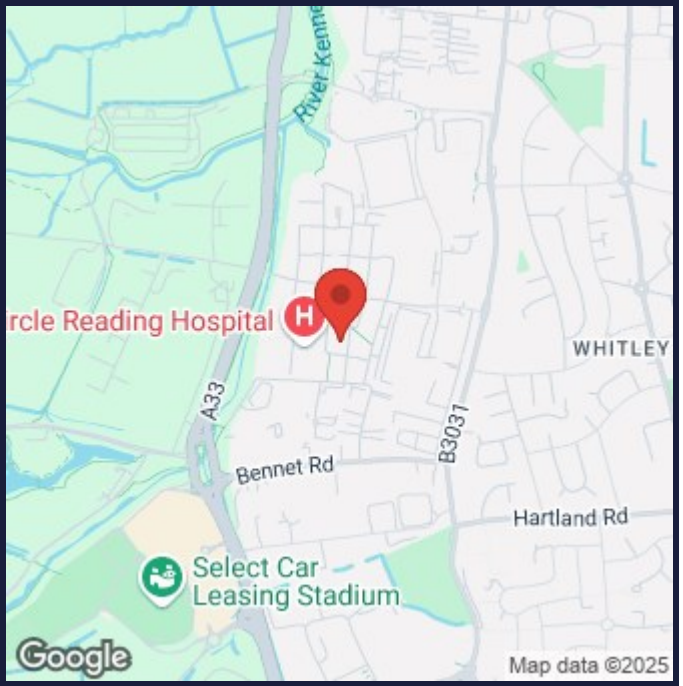


Viewing

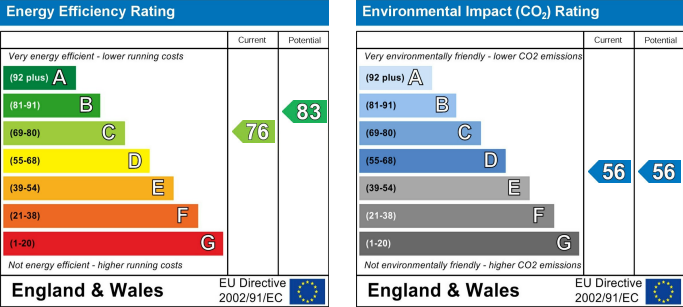
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: C