



Located in the sought-after Kennet Island development, this modern one-bedroom apartment is offered to the market with no onward chain. Ideally positioned for easy access to transport links—including Green Park Station, regular bus routes, and Junction 11 of the M4—this home combines convenience with contemporary living.

The property features a bright, dual-aspect living area that opens onto a private balcony, alongside a stylish, fully equipped kitchen. The spacious double bedroom includes built-in storage, and there is a well-appointed bathroom. Additional benefits include an allocated parking space and access to attractive communal parks and green spaces.

This is an excellent opportunity for first-time buyers, professionals, or investors seeking a well-connected, low-maintenance home.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Modern apartment
- Double bedroom with storage
- Dual aspect living area with balcony
- Well equipped kitchen
- Allocated parking
- No onward chain





Council tax band

Council-

Additional information:

Parking

There is parking available at the property

Lease information.

Years remaining: 980

Service charge: £2119 per annum

Ground rent: £350

Ground rent review period: Every 15 years, in line with RPI, next review 2031

Lift service available.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Electric

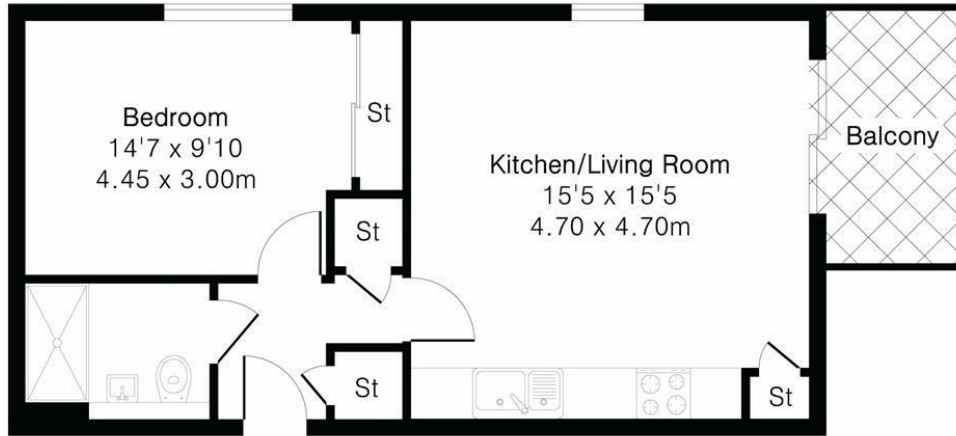
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

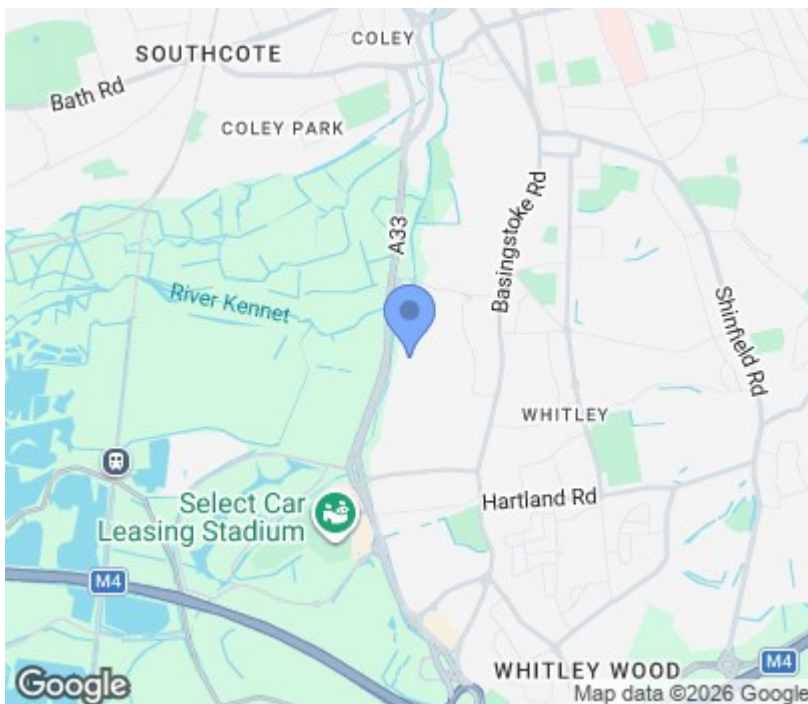
Approximate Gross Internal Area 468 sq ft - 43 sq m



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.