



A modern gated development with a waterside setting overlooking the River Kennet. This first-floor apartment is set back from the road and is ideally positioned within walking distance of the town centre, with its mainline station, restaurants, shops, and bars. The two-bedroom apartment features a living room with a Juliette balcony, a well-fitted modern kitchen with appliances, and is offered for sale with no onward chain complications.

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

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0118 960 1000





- Two bedroom apartment with en-suite
- Direct Kennet river views
- Gated developments with allocated parking
- Close to the town centre
- Long lease & no ground rent
- No onward chain







Council tax band D  
Council- Reading

Additional information:  
Parking  
The property has an allocated parking space in a gravel area.

Lease information.  
Years remaining: 192  
Service charge: £2185 per annum  
Ground rent: £0

Services:  
Water – mains  
Drainage – mains  
Electricity – mains  
Heating – Electric

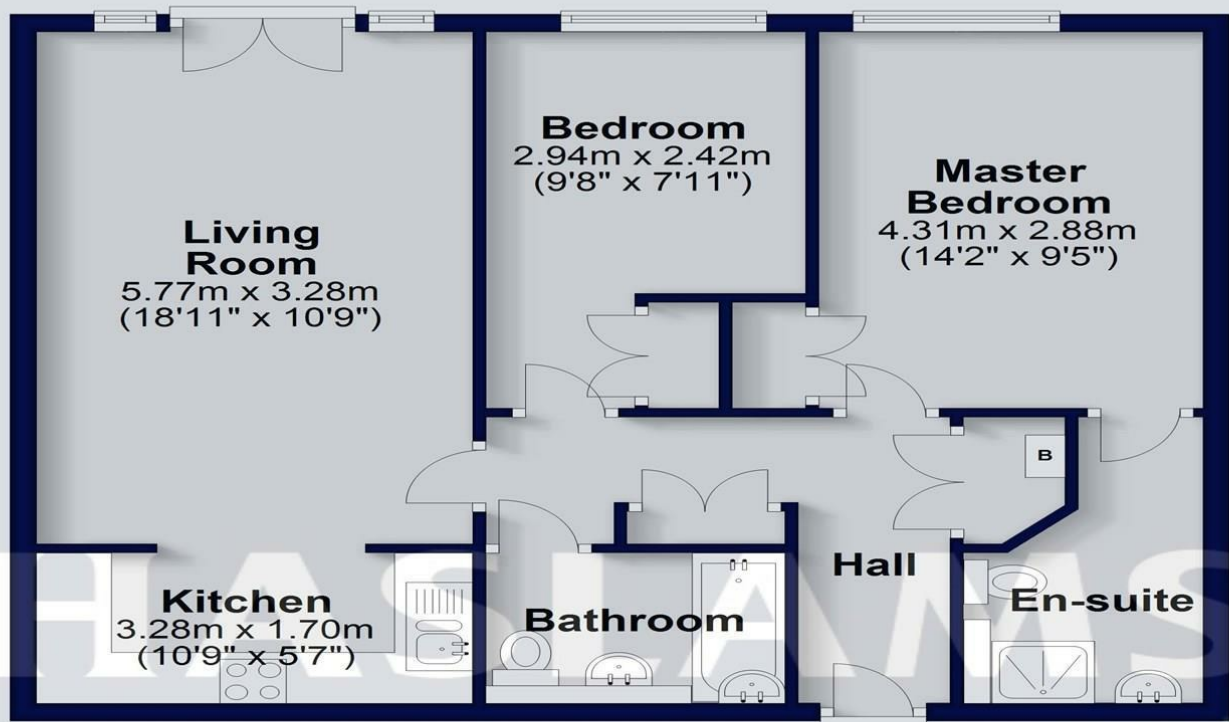
Broadband connection available (information obtained from Ofcom):  
Ultrafast – Fibre to the premises (FTTP)

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”

# Floorplan

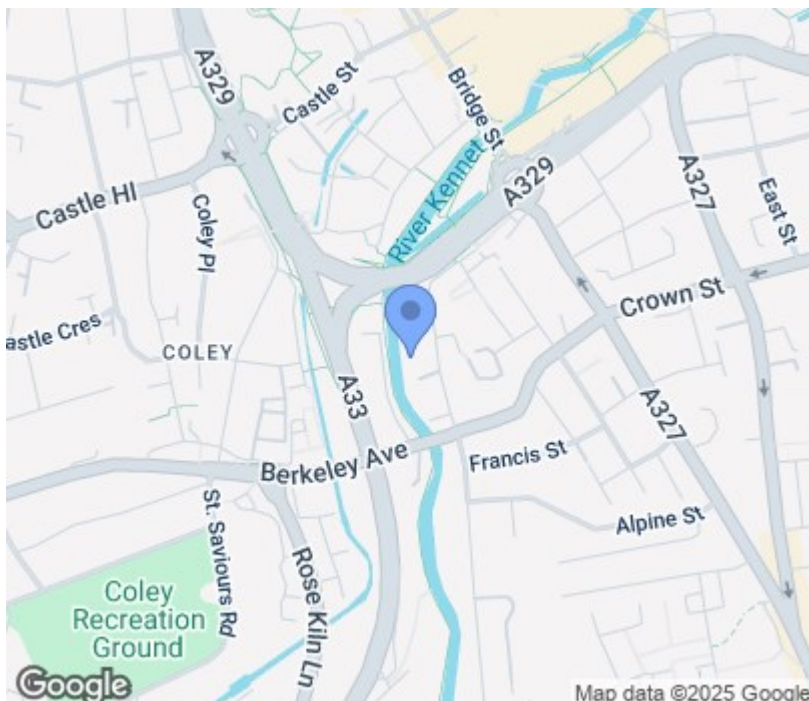
## First Floor

Approx. 67.3 sq. metres (724.2 sq. feet)




Total area: approx. 67.3 sq. metres (724.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(12 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		82	84
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2012/27/EC</p> 	

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.