



This well presented second floor apartment is ideally located on the periphery of the highly sought-after Kennet Island development which features a central piazza with well-kept communal grounds. The open plan living room with a well-defined kitchen area opens on to a South facing Balcony which allows light to flood in to the apartment. Kennet Island itself is ideally situated for access to the town centre with a dedicated bus service providing easy access with mainline station and also Green Park with the planned station and the M4 motorway nearby.

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

sales@haslams.net
0118 960 1000



- South facing balcony
- Secure allocated underground parking and communal cycle store; Lift within development
- Modern Berkeley development
- Circa 700 sqft
- Large master bedroom with En-suite shower room
- Potential gross yield of 6.2%*





Council tax band C

Reading

Additional information - Financial & lease info

Years remaining: 980

Service charge: £2,500 annual

Ground rent: £450 annual

Ground rent review period: Every 15 years, in line with RPI, next review 2030

The seller of this property is not a qualified leaseholder under the building safety act, for further details please contact the office.

Additional information (Part B)

Property construction - Standard form

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"

Parking

The property comes with allocated undercroft parking

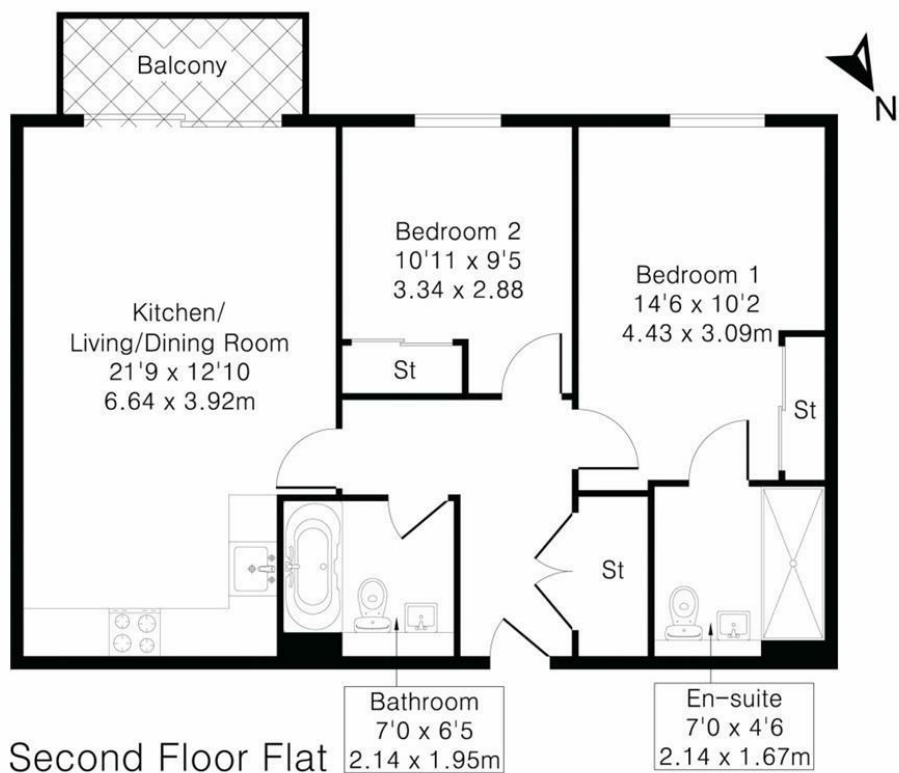
On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Rental Yield

We believe the current rental value for a furnished let would be £1,450 per calendar month which based on the asking price represents a possible gross rental yield of 6.2%

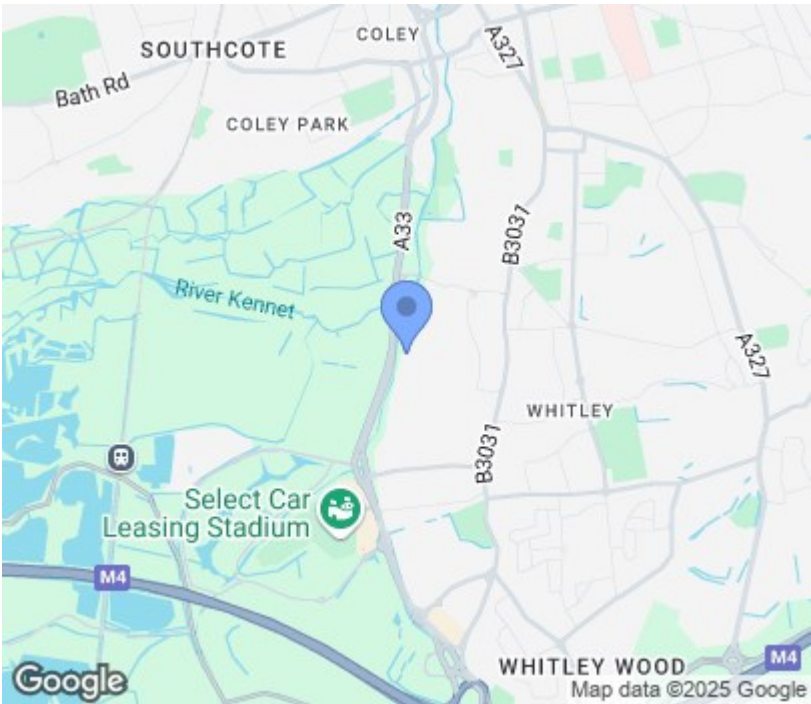
Floorplan

Approximate Gross Internal Area 718 sq ft – 67 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.