



This three-storey home is set within the ever-popular Kennet Island development by Berkeley Homes Group, enjoying a desirable and pleasant position just moments from the central piazza with its convenience store and dedicated bus service to the town centre. The accommodation is both flexible and well considered, arranged over three floors to suit a variety of lifestyles. A 29' open-plan living room with well-equipped kitchen area offers versatility and has direct access to the garden. The property also features 4 bedrooms with an en suite to the principal bedroom. Kennet Island continues to be a highly sought-after location, perfectly positioned for access to Reading town centre, both the mainline station and Green Park station and business parks. The M4 is within approximately 1.5 miles, making this an excellent choice for commuters and professionals alike.

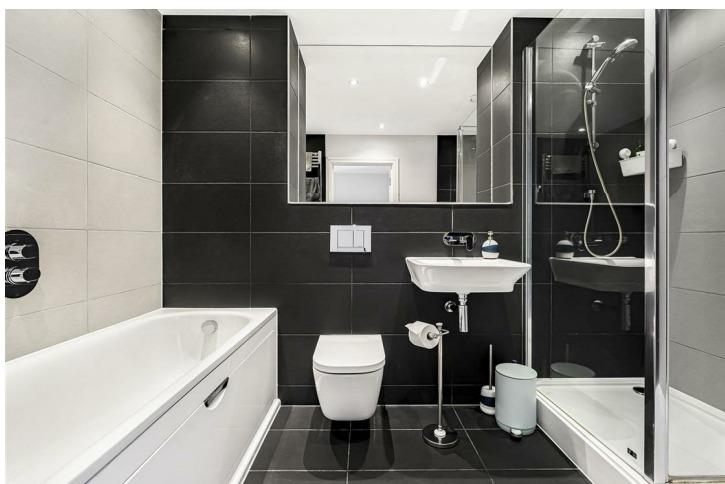
Interested? Please contact our sales team to find out more, or to book a viewing.

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- 4 Bedrooms, principal with en suite
- 29' Open-plan living room with well equipped kitchen area
- 2 Allocated parking spaces
- Family bathroom with shower cubicle; Downstairs WC
- EV charging point
- Excellent transport links





Council tax band E

Council- Reading

Garden

A paved patio leads to a lawned garden with a paved pathway to the rear where there is a further area of patio with a timber shed and rear gated pedestrian access to the parking area.

Additional information:

Parking

The property has allocated parking for two vehicles and 2 visitors permit, the parking areas are managed and applicants should follow the parking instructions on the 2 hour bays by the plaza.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

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”

Service charge:

There is a yearly service charge of approximately £1000 towards the upkeep of the communal areas including play parks, nature reserve and general landscaping.

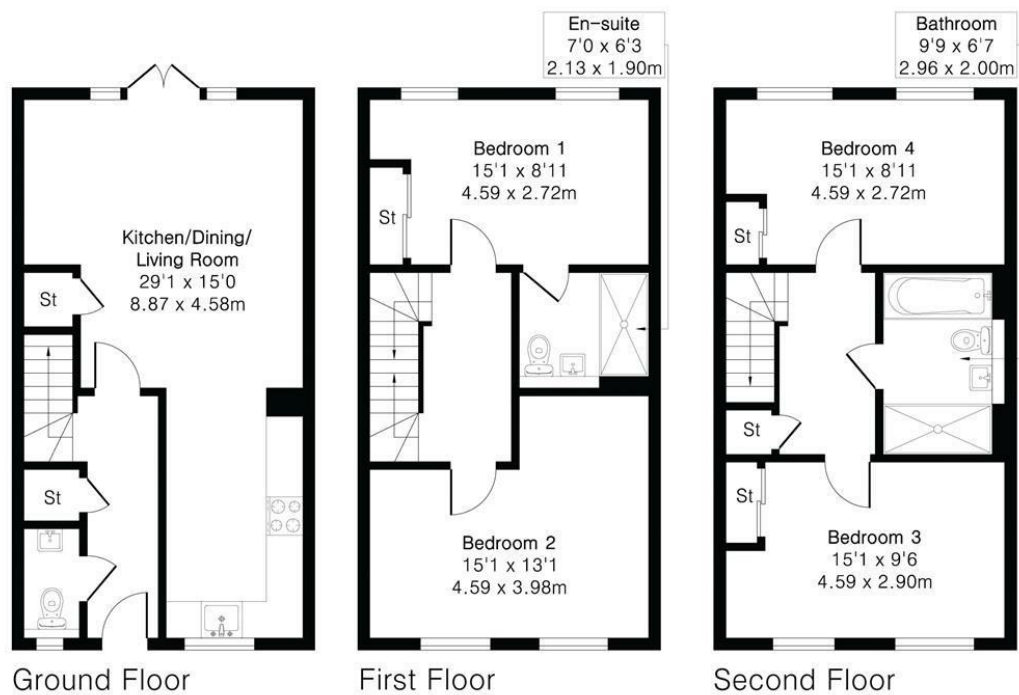
Floorplan

Approximate Gross Internal Area 1314 sq ft - 123 sq m

Ground Floor Area 438 sq ft – 41 sq m

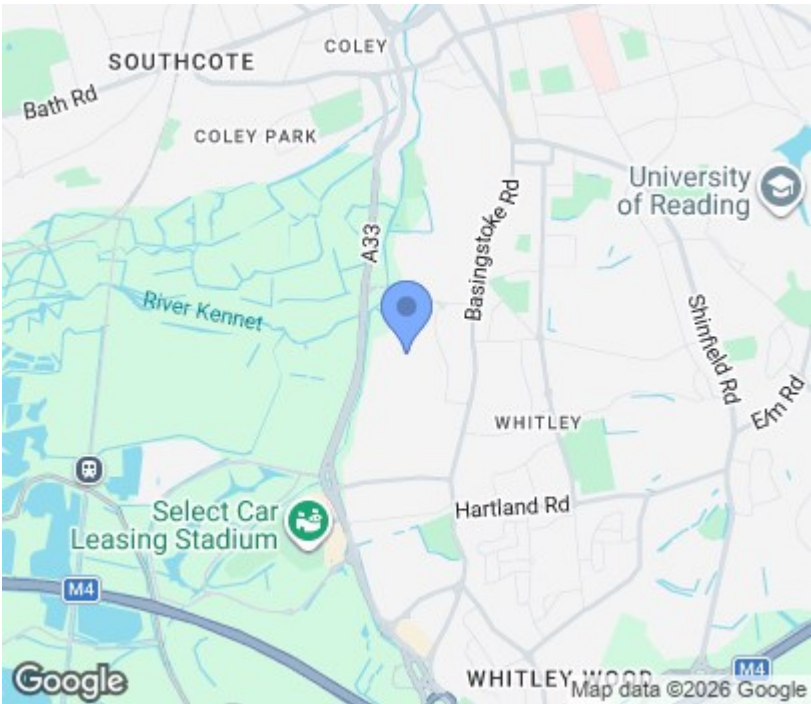
First Floor Area 438 sq ft – 41 sq m

Second Floor Area 438 sq ft – 41 sq m



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.