

Cygnet House

£260,000

HASLAMS
Sales

Reading, RG2 0NX



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This well presented 2 bedroom apartment is located on the periphery of the highly sought-after Kennet Island development which features a central piazza and well-kept communal grounds. The apartment features an open plan living room with a well-defined kitchen area and a balcony, while the principal suite has an en suite. Ideally situated for access to the town centre with a dedicated bus service providing easy access with mainline station and also the Green Park station and the M4 motorway are nearby. The property is offered for sale with no onward chain and will appeal to both investors and owners occupiers seeking an impressive apartment.

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

sales@haslams.net
0118 960 1000



- 2 Bedrooms, principle with en suite
- Open -plan living room with balcony
- Well-equipped kitchen area
- Allocated parking and communal residents cycle store
- Well-kept communal grounds; Residents lift: Entry phone system
- No onward chain





Council tax band C

Council- RBC

Additional information:

Parking

The apartment has an allocated parking space and there are visitor spaces throughout the development that will require a visitors permit.

Lease information.

Years remaining: 980 years approx.

Service charge: £2450 pa

Ground rent: £450 pa

Ground rent review period: Every 15 years, in line with RPI, next review 2036

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"

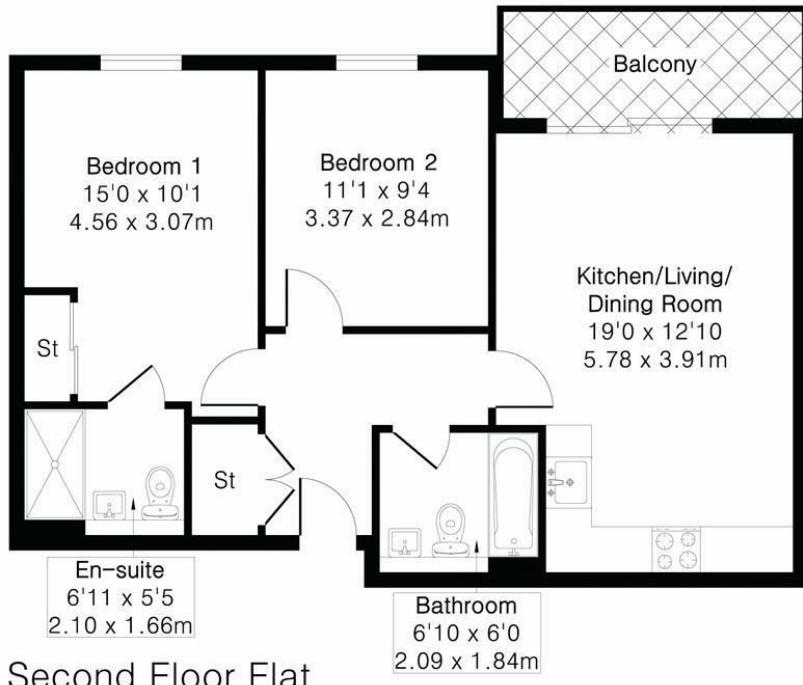
The property is located on the first floor and accessed via a lift and communal stairs.

Communal Grounds

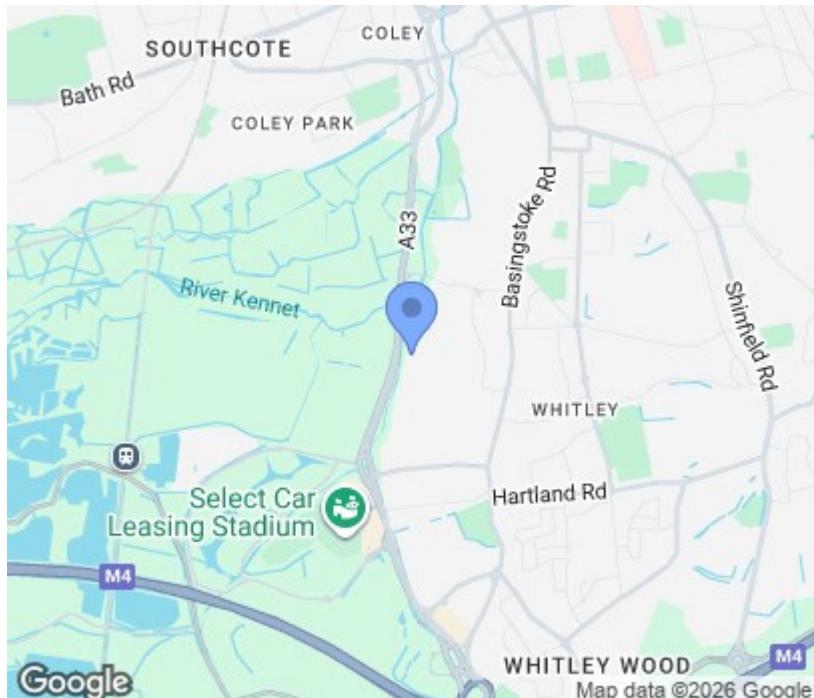
Kennet Island features well-kept landscaped communal grounds with a number of park areas with seating for shared use and a series of wetlands and ponds with a viewing pier overlooking the conservation area. There are pleasant riverside walks along the Kennet Valley path leading into the Reading town centre.

Floorplan

Approximate Gross Internal Area 659 sq ft - 61 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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