



Situated in one of the newer blocks to be completed on the highly sought after Kennet Island by Berkeley Homes, is this impressive ground floor apartment. The development features a mix of contemporary styled homes set within impressive communal grounds in conjunction with a private hospital, Hilton hotel and BMW dealership and is convenient for the town centre, M4 and Green Park. The apartment features an open plan living room with a private patio balcony, located on the outskirts of the development yet convenient for the central piazza with a convenience store, café and the bus stop providing easy access to the mainline station.

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

sales@haslams.net
0118 960 1000



- Sizable one bedroom apartment over 600 square foot
- Private patio & allocated parking directly outside the apartment
- Good specification & well-equipped kitchen
- Well-kept communal areas & open spaces
- Option to purchase with or without tenants
- Convenient for local amenities & transport links





Council tax band C

Council- Reading

Additional information:

There is an allocated parking space located directly outside the apartment

Lease information.

Years remaining: 986

Service charge: £1880 per annum

Ground rent: £350 per annum

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

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

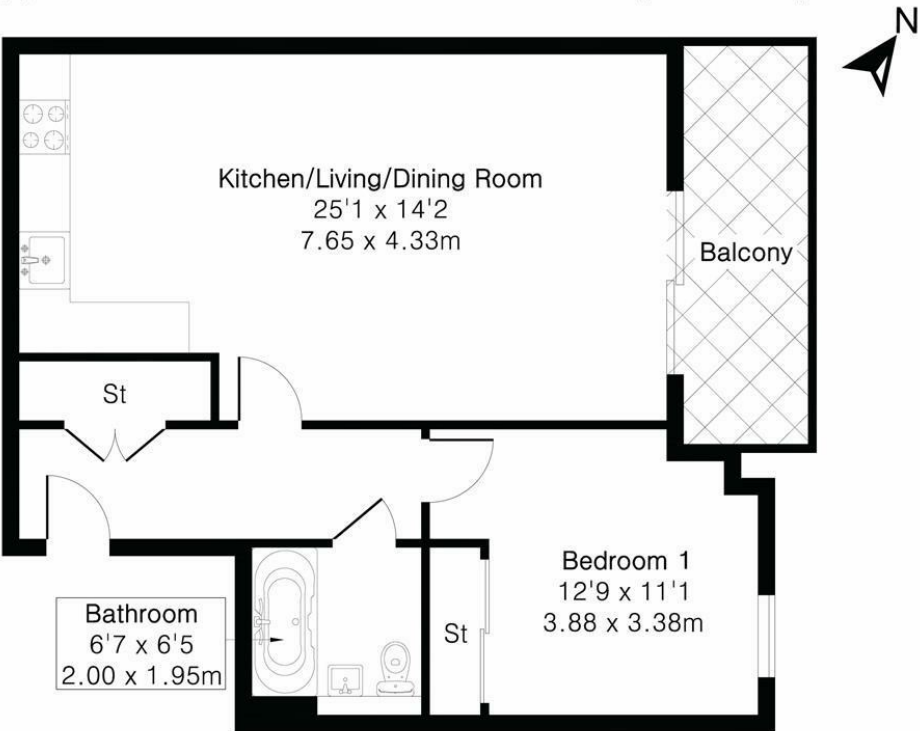
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Rental Yield

The property is currently let on assured shorthold tenancy, with current rent at £1200 per calendar month, which based on the asking price represents a possible gross rental yield of 6.8%

Floorplan

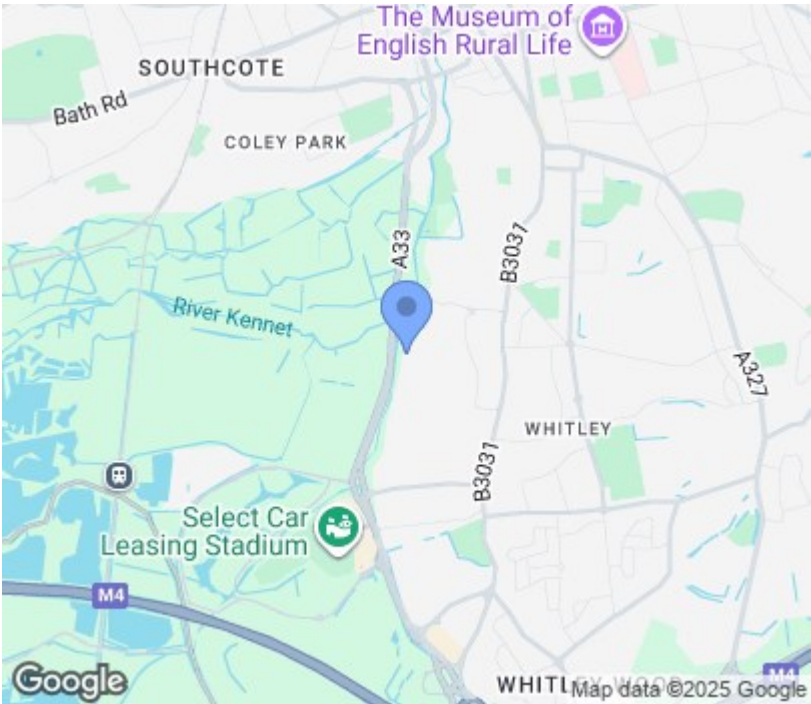
Approximate Gross Internal Area 615 sq ft - 57 sq m



Ground Floor Flat



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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.