



An opportunity to acquire a beautifully maintained apartment located within the highly regarded Kennet Island development. The property enjoys a prime position offering convenient access to Reading town centre, complemented by excellent public transport links and proximity to local retail parks and amenities.

The accommodation is both spacious and well-appointed, comprising two double bedrooms with fitted wardrobes, an ensuite shower room to the principal bedroom, a contemporary family bathroom, and an impressive open-plan living area incorporating a modern fitted kitchen.

Additional benefits include an allocated parking space, attractively landscaped communal grounds, and access to the development's well-maintained parks and open spaces.

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

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- Desired development
- 2 Bedrooms
- Open plan living space
- Ensuite bathroom
- Allocated parking
- Communal grounds





Council tax band C

Council- RBC

Additional information:

Parking

There is allocated parking available at the property

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"

Lease information.

Years remaining: 980

Service charge: £2538

Ground rent: £450

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 – Gas central heating

Broadband connection available (information obtained from Ofcom):

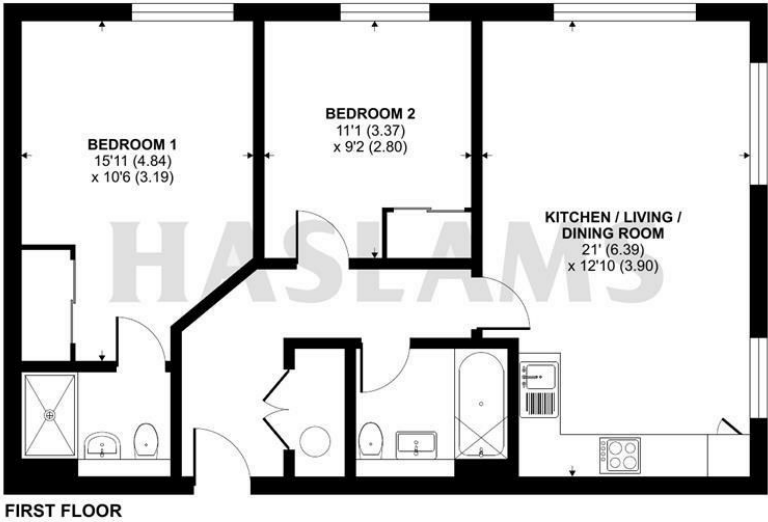
Standard – ADSL/copper wire

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"

Nightingale House, Drake Way, Reading, RG2

Approximate Area = 720 sq ft / 66.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Haslams, REF: 1233419 © richcom 2025.



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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

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