



Situated in the popular Kennet Island development is this roof terrace apartment, which is being sold with no onward chain complications. Kennet Island is a modern development that benefits from communal parks, public transport links to Reading town centre, and several shops.

Boasting spacious accommodation that comprises a living area with a well-equipped kitchen which leads to a roof terrace, a double bedroom with storage and balcony, and a bathroom. This apartment also benefits from Bosch appliances and air conditioning.

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



- Top floor with private roof terrace
- Double bedroom with storage
- Open plan living area
- Well equipped kitchen with Bosch appliances
- Allocated parking
- No onward chain





Council tax band C

Council-

Additional information:

Parking

This property has an allocated parking space

Lease information.

Service charge: £1803 PA

Ground rent: £350

Lease duration: 979 years from January 1st 2006

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

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating -Electric

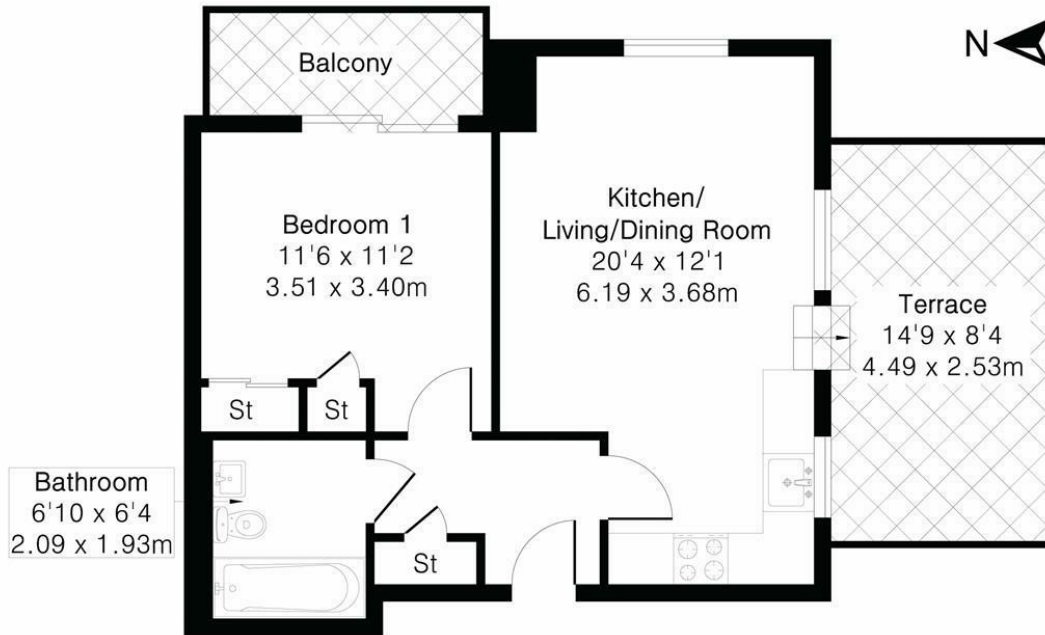
Broadband connection available (information obtained from Ofcom):

FTTP provided by Hyperoptic

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"

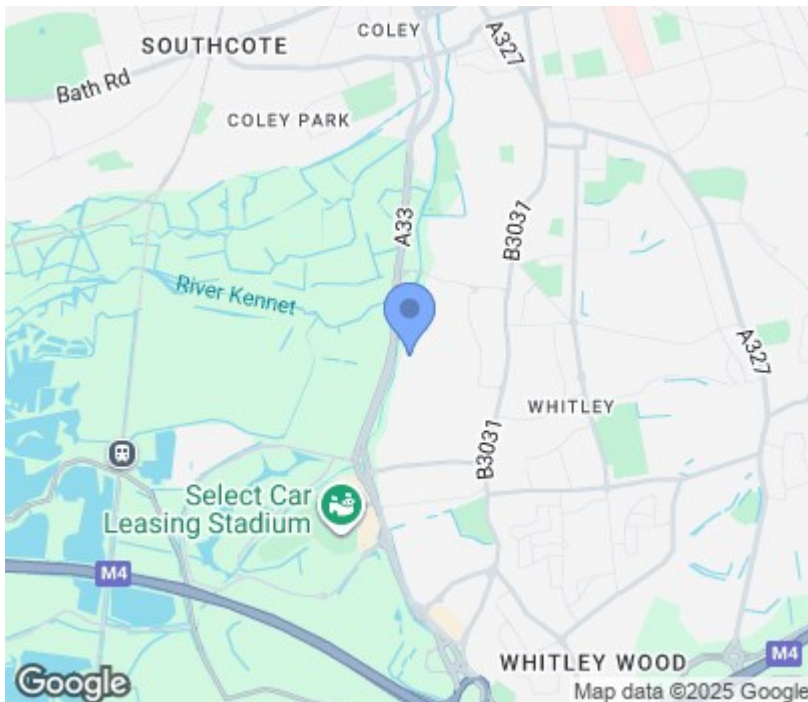
Approximate Gross Internal Area 465 sq ft - 43 sq m



Fourth 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		79	79
(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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