



A beautifully presented chain free two-bedroom apartment with the appeal of a Long lease and Peppercorn Ground rent, positioned on the second floor of the sought-after Kennet Island development. The interiors are bright and contemporary, featuring an open-plan living space, a well-fitted kitchen, and a private balcony. The apartment further benefits from allocated undercroft parking. Kennet Island offers landscaped communal gardens, a striking central piazza, and excellent on-site amenities, including the Circle Hospital, Hilton Hotel, and a dedicated bus route providing easy access to Reading town centre and the mainline station. Ideally located for Green Park and M4 connections.

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

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- Open plan 22' living room with balcony
- Long lease and Peppercorn Ground rent
- Two bedrooms, principle bedroom with ensuite
- Communal residents courtyard
- Allocated undercroft parking; EPC rating C
- Residents lift; Video entry phone system





Council tax band C

Council- Reading

Additional information:

Parking
Gated undercroft parking is available at the property with an allocated space specific to the apartment.

Lease information.

Years remaining: 979

Service charge: £2,036.20 per annum

The property will have a zero (peppercorn) ground rent upon completion.

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”

Rushley Way, Reading, RG2

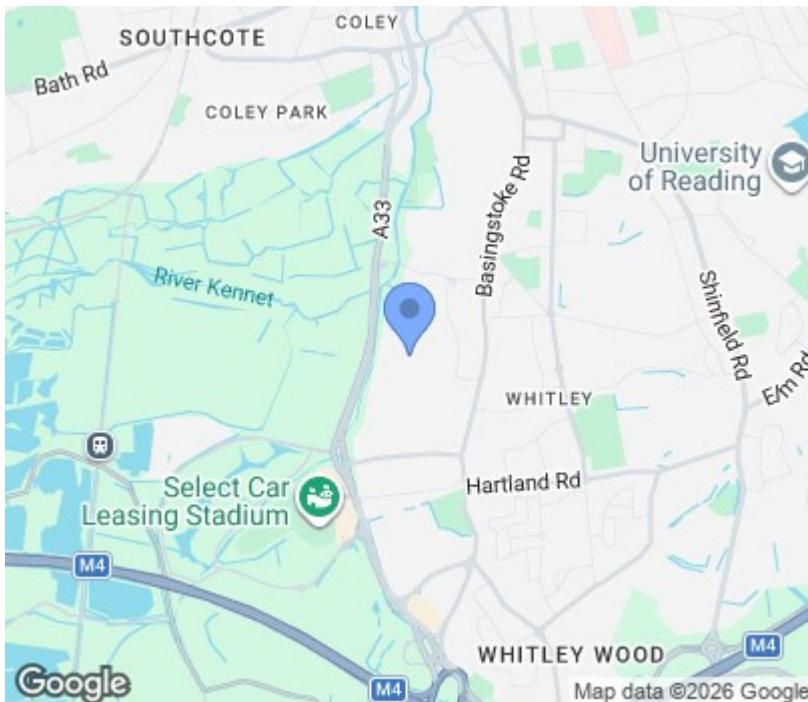
APPROX. GROSS INTERNAL FLOOR AREA 711 SQ FT 66.1 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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