



Positioned on the first floor, this thoughtfully upgraded two-bedroom apartment offers a refined take on contemporary living. Distinct from the typical apartment within the development, the current owner has comprehensively enhanced the interiors, installing a beautifully considered kitchen and luxurious bathrooms, all finished to a high specification with a cohesive, modern aesthetic. The Meridian is a sought-after riverside development, offering the practicality of gated parking alongside a peaceful setting moments from the heart of Reading. The town centre and mainline station are within easy reach, combining convenience with waterside living. The apartment is offered for sale with no onward chain.

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



- Two bedroom apartment, with en-suite shower.
- Highly popular riverside development
- Gated grounds & parking
- Renovated throughout
- High specification
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking

There is allocated parking with gated entrance.

Lease information.

Years remaining: 102

Service charge: £2763 per annum

Ground rent: £250 per annum

Ground rent review period: Doubles every 25 years, next review 2028

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - electric

Broadband connection available (information obtained from Ofcom):

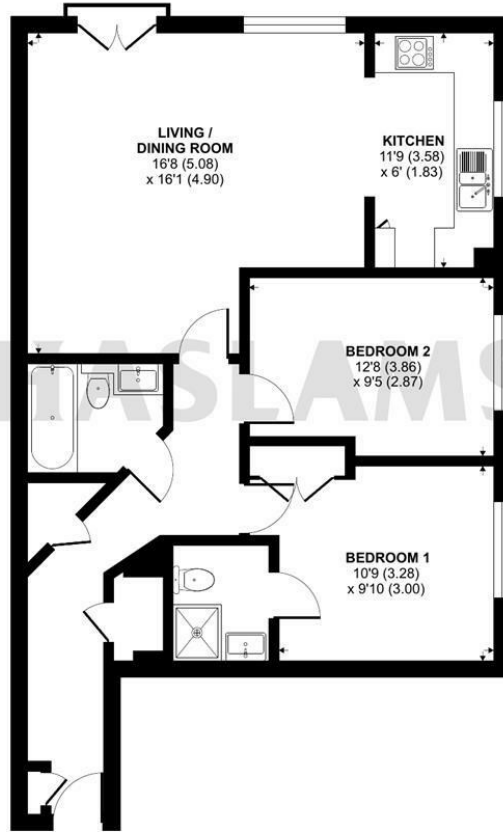
Ultrafast – Fibre to the premises (FTTP)

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 Meridian, Kenavon Drive, Reading, RG1

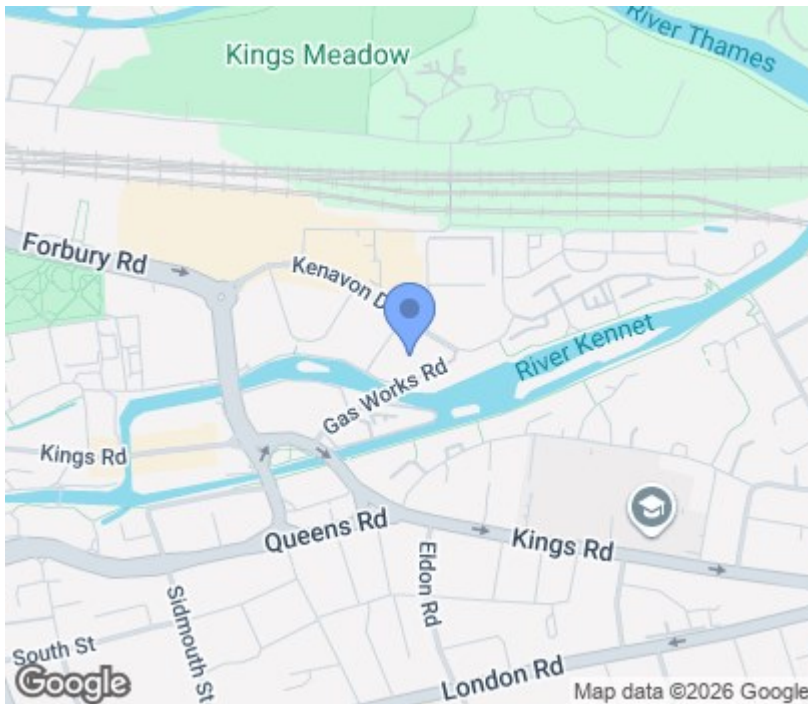
Approximate Area = 774 sq ft / 71.9 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Haslams. REF: 1173557



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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