



Offered to the market is this one-bedroom apartment situated in the popular Kennett Island development which benefits from several amenities including public transport links, local shops, a gym, and a cafe. The property comprises an open-plan living room with a kitchen area with intergrated appliances, a double bedroom, and a modern bathroom.

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



- 1 Bedroom apartment
- Open plan living area
- Easy access to public transport links
- Gas central heating
- No onward chain complications
- Allocated parking





Council tax band B
Council- Reading

Additional information:

Parking
There allocated parking available at the property

Part A
Lease information.
Years remaining: 981
Service charge: £1324.59 PA
Ground rent: £350 PA
Ground rent review period: Every 15 years, in line with RPI, next review 2036

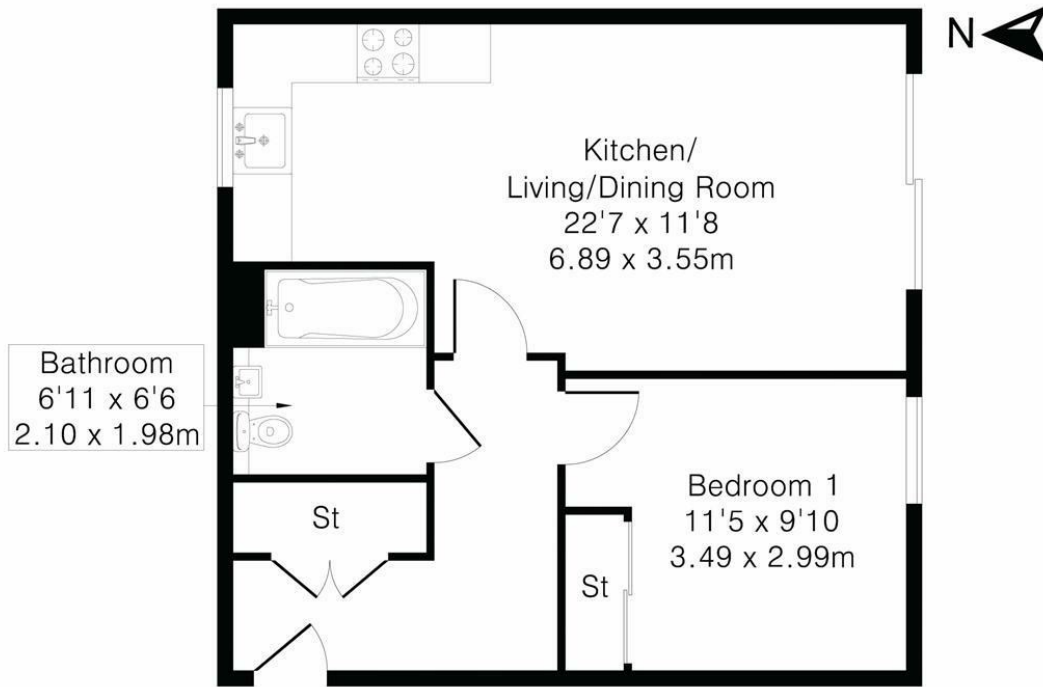
Part B
Property construction – Standard form
Services:
Gas – mains
Water – mains
Drainage – mains
Electricity – mains
Heating – Gas central heating

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”

Floorplan

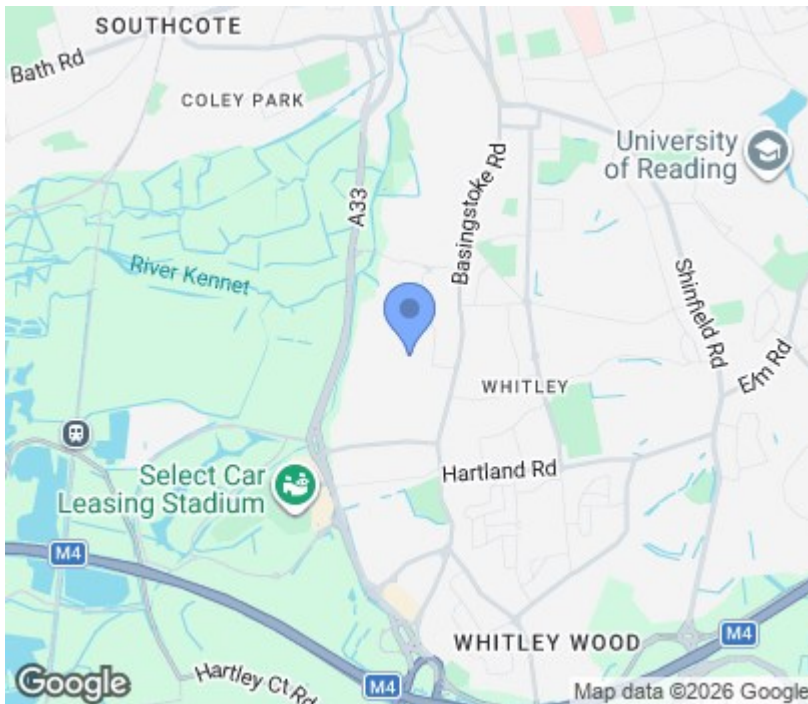
Approximate Gross Internal Area 490 sq ft – 46 sq m



Second 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		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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.