



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.



- 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](http://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):

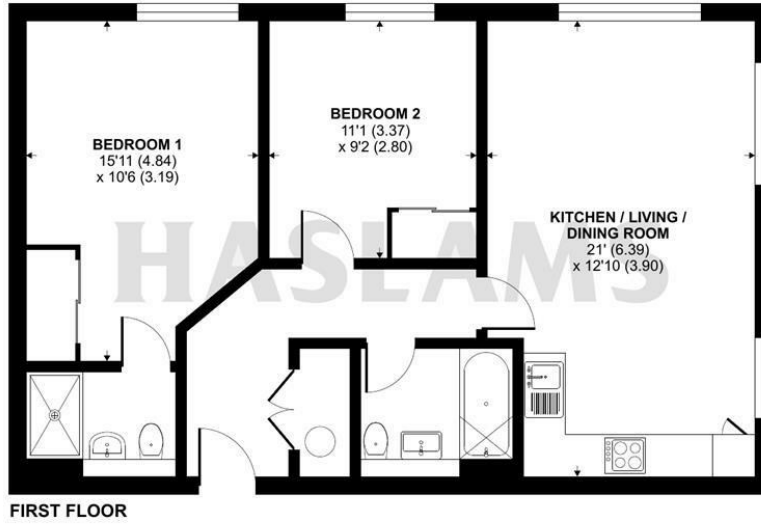
Standard – ADSL/copper wire

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). © richcom 2025. Produced for Haslams, REF: 1233419



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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>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(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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