

## Plot 22, The Residences

Kennet Place, Reading, RG1 3ES

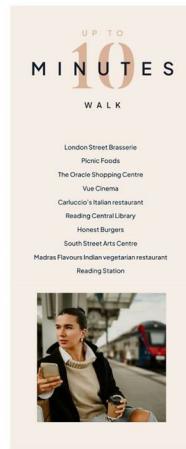
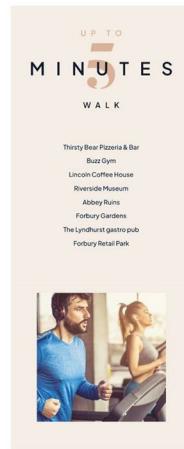
£224,500



**JUST LAUNCHED:** A contemporary town suite with an open plan kitchen/living/dining area, with a partially enclosed large bedroom space, providing both privacy and comfort. The studio is completed by a modern shower room and 2.8m high ceilings.

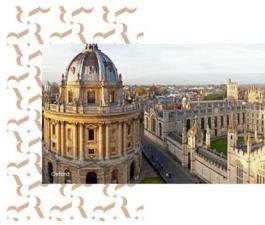
With its enviable setting on the banks of the River Kennet, this apartment enjoys a prime location in a vibrant, emerging neighbourhood. From its 2.8-meter ceilings, enhanced specification, and secure underground car parking, this address truly raises the bar for sophisticated apartment living in Reading.

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



- JUST LAUNCHED
- Elegantly designed collection of 93 apartments
- Selection of studio, one- and two-bedroom homes
- Centrally located in RG1
- High apartment ceilings at 2.8m
- Secure underground parking for each apartment



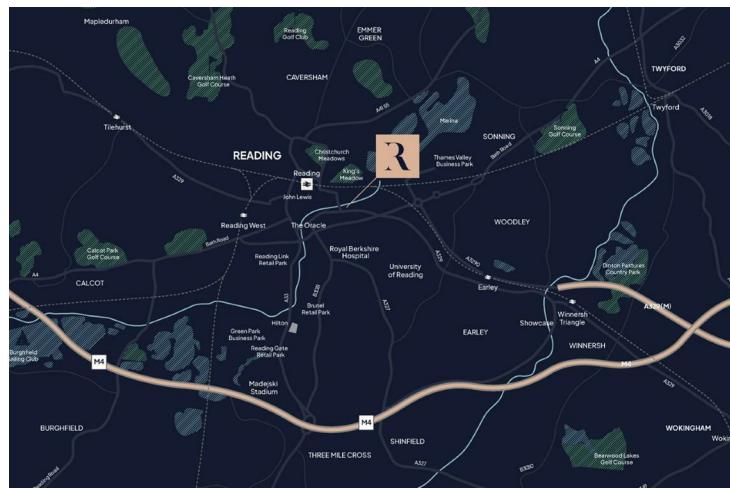


#### BY TRAIN (FROM READING STATION)

Oxford	23 minutes
London Paddington	23 minutes
Bond Street	46 minutes
Canary Wharf	59 minutes
Bristol	63 minutes
Birmingham	84 minutes
Exeter	94 minutes

#### BY ROAD

Henley-on-Thames	8 miles
Windsor	24 miles
Heathrow Airport (T5)	26 miles
Oxford	26 miles
Bicester Village	40 miles
Bath	75 miles



## Further details

Council tax band: TBC

Parking: Each apartment has an underground parking space in a secure carpark

Estimated service charge: TBC

Local Authority: Reading Borough Council

Council Tax Band: New Build - To be confirmed

Predictive EPC: TBC

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid of £1,000. For specific terms, please contact our office.

Services:

Water: Mains supply

Drainage: Mains supply

Electricity: Mains supply

Heating: Electric

Broadband Connection: We recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: We recommend potential buyers check via Ofcom's website [www.ofcom.org.uk](http://www.ofcom.org.uk)

The property is currently awaiting building control sign-off; this will follow completion of the property.

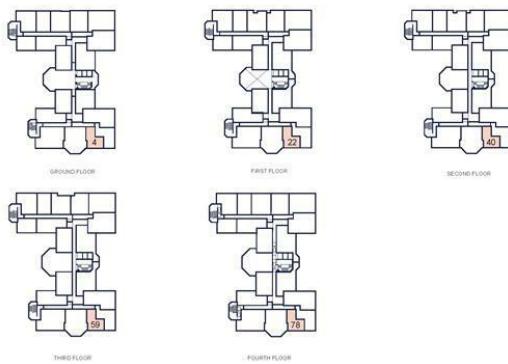
Agents' Note: All internal photographs are used for illustrative purposes only and depict the interiors of Kennet Place. They do not reflect the layout and finishes of this home.

## Floorplan

06707-11 Kennet Place  
Apartment Type T14  
Plots 4, 22, 40, 59, 78



Living/Dining/Kitchen 3.20m x 7.90m  
Bedroom 2.70m x 4.00m



Please contact our New Homes team to find out more, or to book a viewing.

[newhomes@haslams.net](mailto:newhomes@haslams.net)  
0118 960 1010

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