



**Kennet Walk
Reading, Berkshire RG1 3GG**

Chain Free £185,000

DIRECT WATER VIEWS. Set within this sought after development is this well presented first floor apartment that offers direct views over the river Kennet. The property boasts a good sized living room with a south facing 'Juliet' style balcony and an modern open plan kitchen. There is a spacious double bedroom, ample storage and a modern shower room. To the rear there is an allocated parking space. To appreciate the space and views on offer call now to view.

Kennet Walk, Berkshire RG1 3GG

- Chain free
- Direct River Kennet views
- Modern open plan kitchen
- Allocated parking
- EPC rating C
- Ideal first time buy or buy to let
- One double bedroom
- South-facing living room with a Juliet Balcony
- Easy access to central Reading & Reading mainline station
- Council tax band C

Communal entrance

Stairs and lift to the first floor.

Hallway

A good sized hallway with a cupboard housing the hot water cylinder, electric heater, laminate wood flooring doors to:

Living room

17'9 x 10'0 (5.41m x 3.05m)



Offering uninterrupted views over the river Kennet is this light and airy room, laminate wood flooring and open plan to the kitchen area

Kitchen area

10'1 x 7'2 (3.07m x 2.18m)



A modern kitchen with ample wall and base units, roll top work surfaces with an inset sink, four ring hob, oven, extractor and

recess for the washing machine and fridge / freezer. There is a window to the rear, splash backs and tile effect flooring.

Shower room

8'0 x 5'7 (2.44m x 1.70m)



A good sized shower room comprising of large shower, WC, wash handbasin. Rubber flooring, part tiled walls and a frosted window to the rear.

Bedroom

13'0 x 9'6 (3.96m x 2.90m)



A good sized room with large window that over looks the river, storage cupboard, ample space for additional wardrobes and wood effect flooring.

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Views from the living room



Direct views over the River Kennet.

Tenure

Lease: 999 years from 2001

Service charge: £1545

Ground rent: £100 pa rising every 25 years to a maximum of £250 pa

Services

Water. Mains

Drainage. Mains

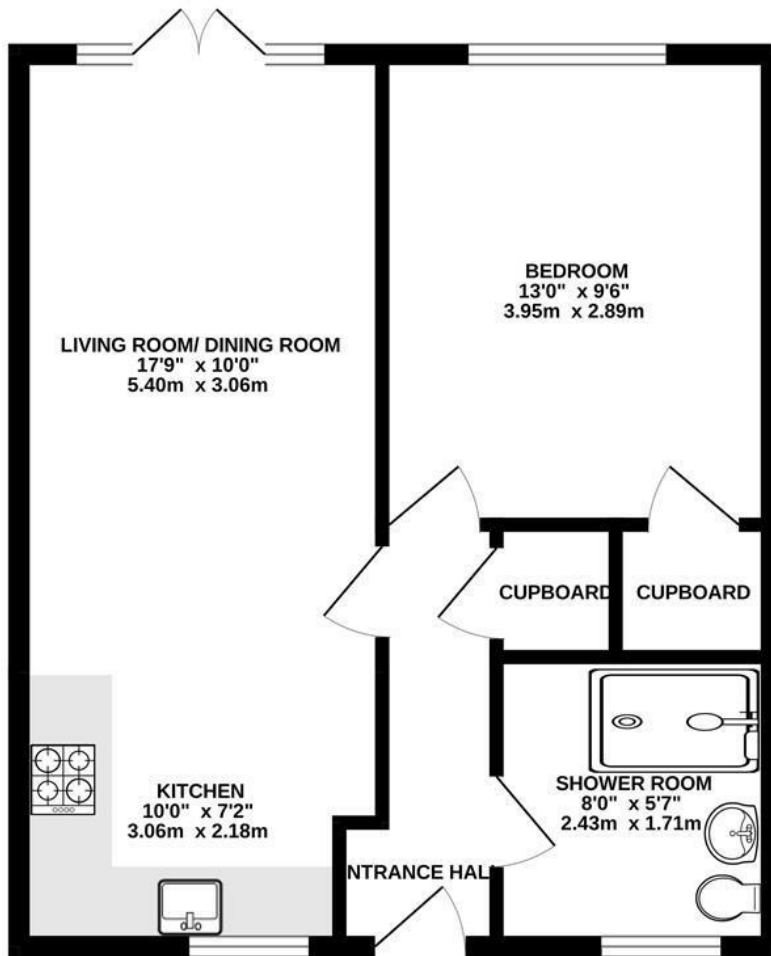
Electricity. Mains

Heating. Electric

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

FIRST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	80	81
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

