



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

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**Kenavon Drive  
Reading, Berkshire RG1 3DQ**

**Guide Price £300,000**

GUIDE PRICE £300000 to £325000. CHAIN FREE: The Meridian is a highly sought after, modern waterside development in central Reading which boasts an on site gym and offers easy access to Reading mainline station and the popular shops and restaurants. The property boasts a spacious open plan kitchen/living room and a Juliet balcony overlooking the Kennet & Avon canal. There are two double bedrooms, two bathrooms (one en suite) and ample storage. In addition the apartment has secure parking and a secure bicycle store. To appreciate the space on offer call now to view.



## Kenavon Drive, Berkshire RG1 3DQ

- Canalside Living
- Easy access to Reading Town Centre & Reading mainline station.
- Two modern & stylish bathrooms
- Undercroft parking & On site gym
- Council Tax Band D
- Quiet residential location
- Two double bedrooms
- Large open plan living room with a modern kitchen.
- Close to public transport links
- EPC Rating B

### Entrance Hall

A good sized entrance hall with meter cupboard, large cupboard and airing cupboard with doors leading to bedrooms, bathroom and living room.

### Living Room

23'5" x 20'8" (7.14 x 6.32)



A very spacious, dual aspect, open plan living/dining/kitchen with laminate flooring and views over the canal from the Juliet balcony.

### Kitchen area



A stylish and modern kitchen with built in oven, hob, extractor, fridge freezer, dishwasher, washing machine and microwave with windows overlooking but the canal to the front and the communal gardens to the side.

### Bedroom one

13'4" x 9'2" (4.08 x 2.8)



A good sized, carpeted master bedroom with window overlooking the communal gardens to the side of the property, built in double wardrobe and door to the ensuite shower room.

### En suite shower room

6'1 x 5'7 (1.85m x 1.70m)



A modern and stylish shower room with a good sized corner shower, wash hand basin, heated towel rail and a WC. Part tiled walls, tile effect flooring and ceiling spot lights.

## Kenavon Drive, Berkshire RG1 3DQ

### Bedroom two

13'4" x 8'4" (4.08 x 2.56)



A good sized carpeted second bedroom with window overlooking the side of the property and a built in double wardrobe

### Bathroom

6'10 x 6'4 (2.08m x 1.93m)



A good sized bathroom comprising of a paneled bath with a wall mounted shower, WC, wash hand basin, heated towel rail. Part tiled walls, tile effect flooring and ceiling spot lights.

### Parking

Allocated parking space in secure, ground floor parking facility with access to secure bike store as well.

### Services

Water. Mains

Drainage. Mains

Electricity. Mains

Gas: none

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

Broadband. Ultrafast, information obtained from Ofcom

### Tenure

Lease length - 125 years from 9/7/2004

Ground Rent - £250 per annum

Service Charge - £2938.76 per annum

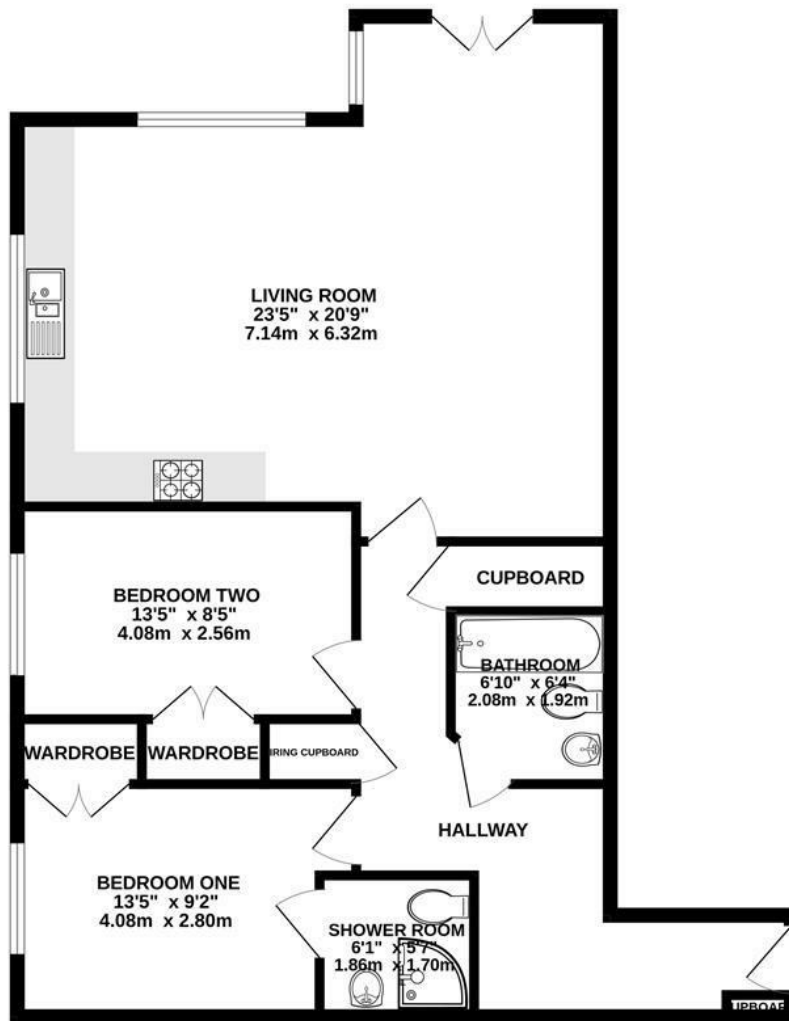
### View from the apartment



Attractive views over the communal grounds and towards the Kennet & Avon canal.



SECOND FLOOR  
899 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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                                                       | 86      | 86        |
| (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                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

