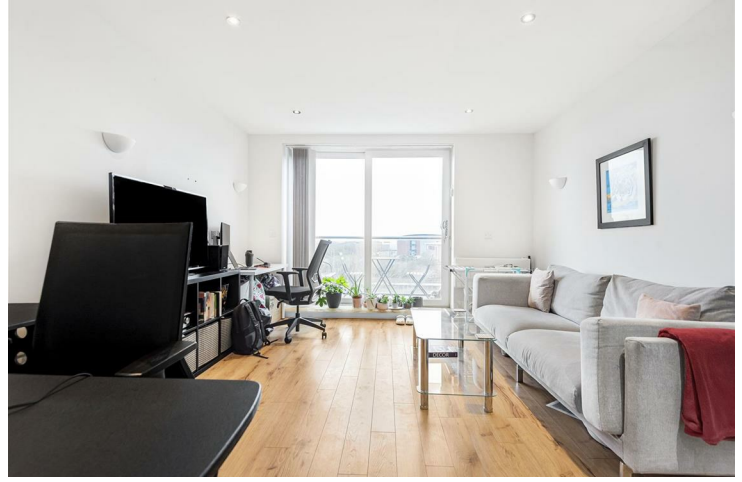




HASLAM'S: This well presented third floor apartment is located on the periphery of the highly sought-after Kennet Island development which features a central piazza with well-kept communal grounds. The well-presented two bedroom apartment features an open plan living room with a well-defined kitchen area and Balcony.

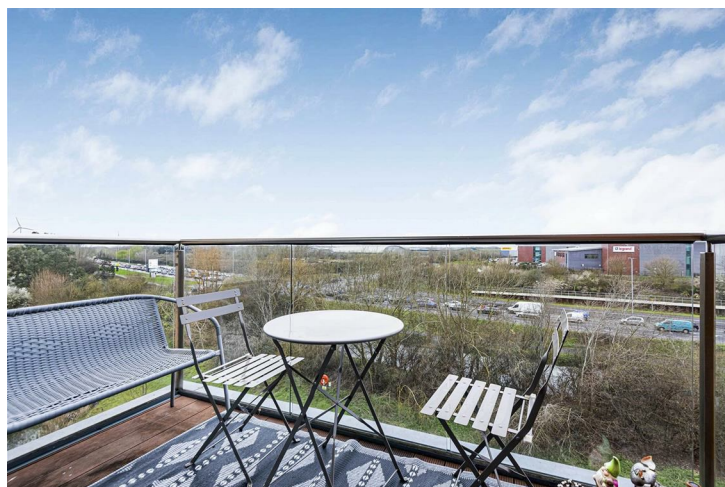
Ideally situated for access to the town centre with a dedicated bus service providing easy access with mainline station and also Green Park with the planned station and the M4 motorway nearby.

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



- Third floor apartment
- No onward chain
- Balcony
- Council tax band C
- Under-croft parking space
- modern development





## Further details

### Communal grounds

Kennet Island features well-kept landscaped communal grounds with a number of park areas with seating for shared use and a series of wetlands and ponds with a viewing pier overlooking the conservation area. There are pleasant riverside walks along the Kennet Valley path leading into the Reading town centre.

### Lease information

Years remaining: 982

Ground rent: £450 PA

Service charge: £1030 every 6 months

Ground rent review period: Every 15 years in line with RPI , next review 2032

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

### Parking

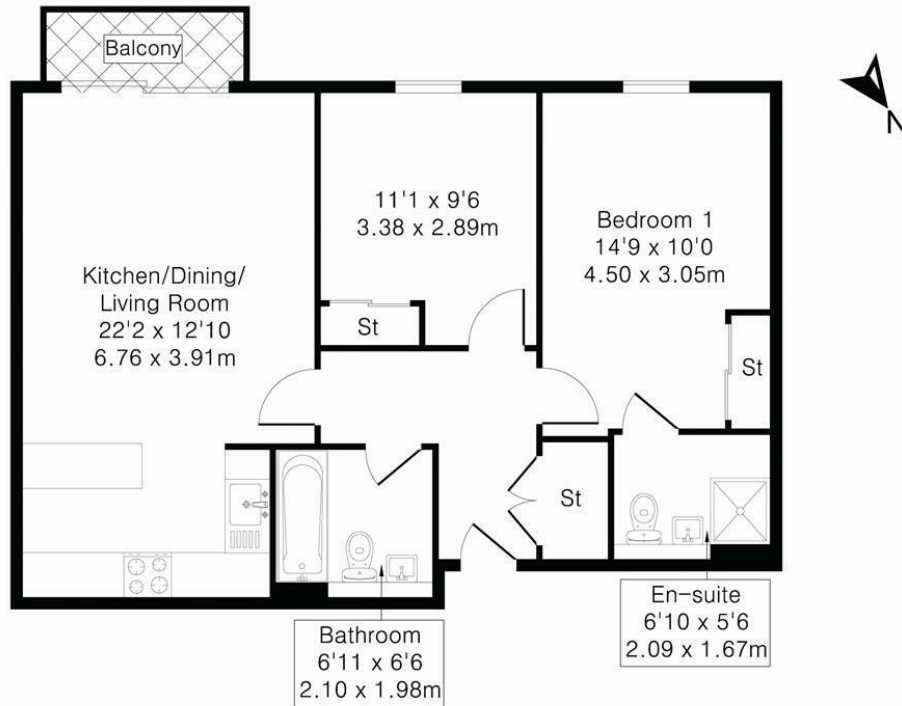
The property comes with one allocated parking space and there is permit visitor spaces throughout the development.

### Gross rental yield

\*We believe the current rental value for a furnished let would be £1400 per calendar month which based on the asking price represents a possible gross rental yield of 6%

# Floorplan

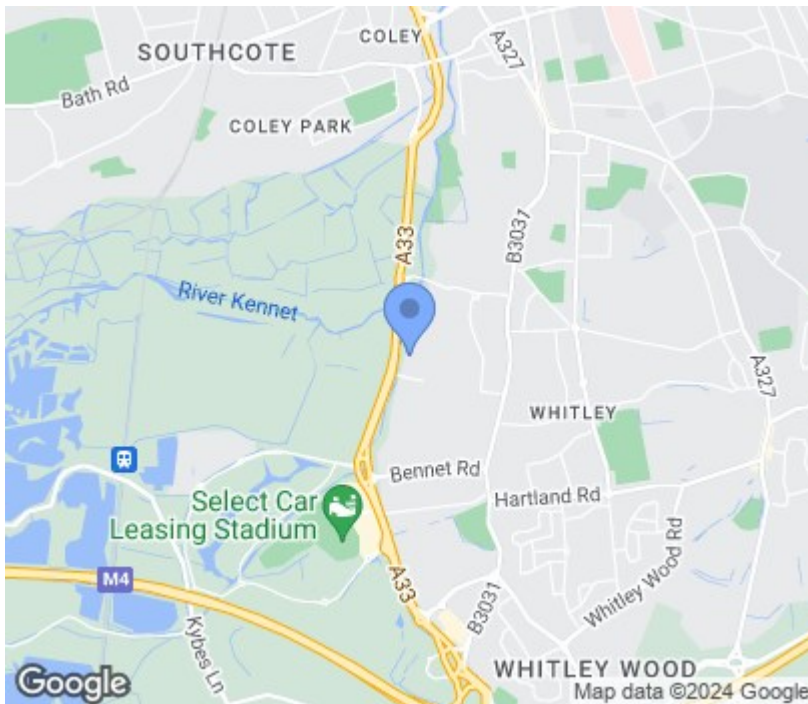
Approximate Gross Internal Area 704 sq ft – 65 sq m



Third 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.



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

sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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.