



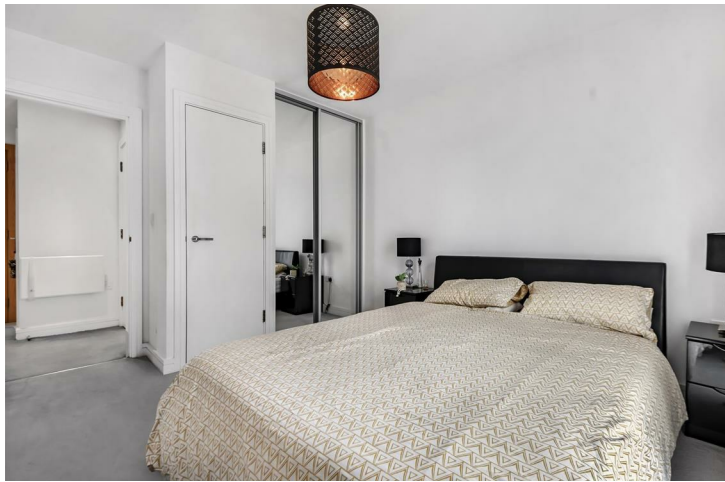
This stunning 4th floor apartment is situated in a tucked away position within the favoured Kennet Island development by the Berkeley Group. Featuring a contemporary open-plan living room with a well-defined kitchen area and doors leading to a balcony. The development features a mix of contemporary styled homes set within impressive communal grounds with a central plaza with a convenience store. Forming part of Kennet Island is a private hospital, Hilton hotel and a BMW dealership. Convenient for the newly opened station at Green Park with a dedicated bus service to the town centre and easy access to the M4 and business park. The apartment further benefits from undercroft parking space and is offered for sale with no onward chain.

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



- One bedroom apartment
- Open-plan living room with access to balcony
- Undercroft parking; Residents lift
- Well-tended communal grounds
- Video entryphone system; Well-kept communal areas
- No onward chain





## Further details

Council tax band C

### Lease Information

Years remaining: 982

Ground rent: £352.85 PA

Service charge: £1,358 PA

Ground rent review period: Every 15 years in line with RPI , next review 2031

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

### Communal grounds

The central plaza with a water feature also hosts 2 convenience stores and a cafe and located throughout the development are multiple children's play parks and recreation greens. The development also incorporates a large wildlife conservation area, running from along the side of the A33 up to the north point of Kennet Island with a series of wetlands and ponds. This area contains wild flowers to attract insects and bees, as well as wetlands and ponds for aquatic life, bird and bat boxes and is viewable via the decking, observation platforms and pier over the pond.

### Parking

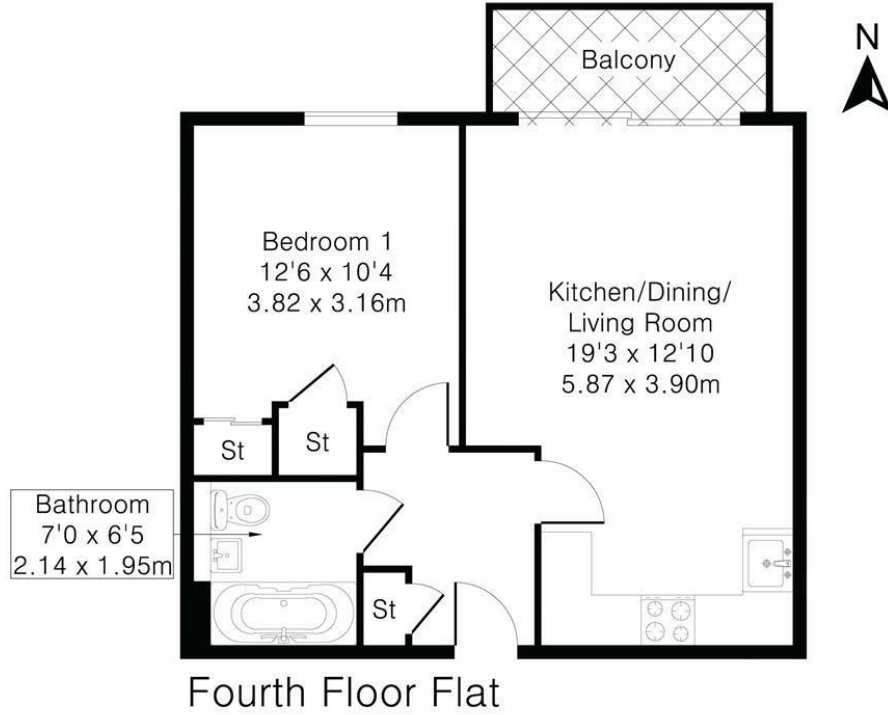
The property has an allocated space in the undercroft car park.

### Possible rental yeild

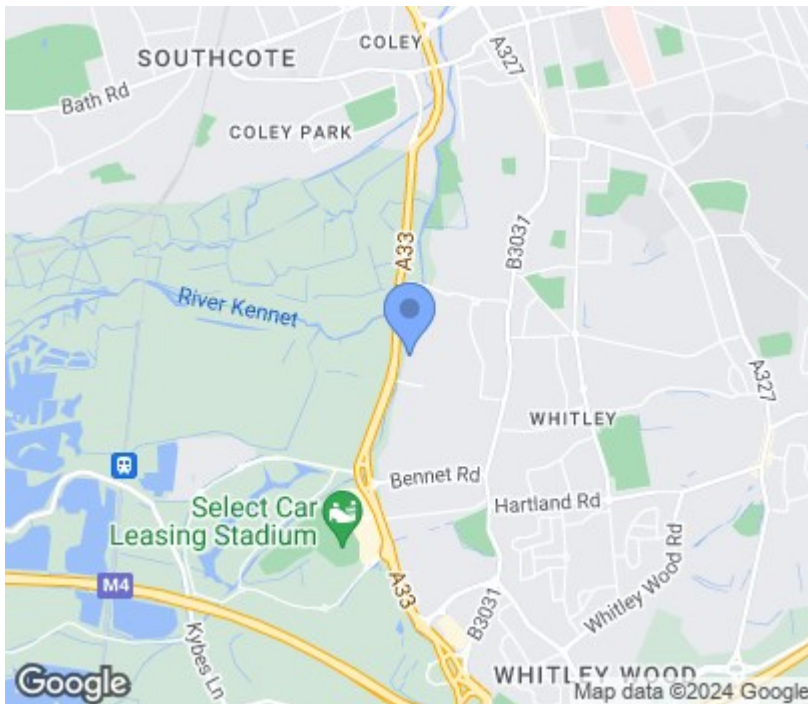
The existing tenants are paying £1,100 per month, believe the current rental value for a furnished let would be £1250 per calendar month which based on the asking price represents a possible gross rental yield of 6.6%

# Floorplan

Approximate Gross Internal Area 476 sq ft – 44 sq m



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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.