



Offered to the market is this well presented raised ground floor apartment. This configuration is sought after and rarely available as you benefit from a full length balcony terrace. The property itself offers two bedrooms, the master with its own en-suite bathroom room.

The large living room, complete with integrated kitchen at one end faces south out of the apartment allowing the space to fill with light from the sliding doors.

Kennet Island is 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. Viewings recommended

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



- Modern Berkeley development
- South facing balcony/terrace
- Ground floor apartment
- Piazza with amenities
- In excess of 700 sqft
- No onward chain





Council tax band C

Council Reading

Additional information - Financial & lease info

Years remaining: 980

Service charge: £2,450 annual

Ground rent: £450 annual

Ground rent review period: Every 15 years, in line with RPI, next review 2036

Additional information (Part B)

Property construction - Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

Heating - Electric

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Parking

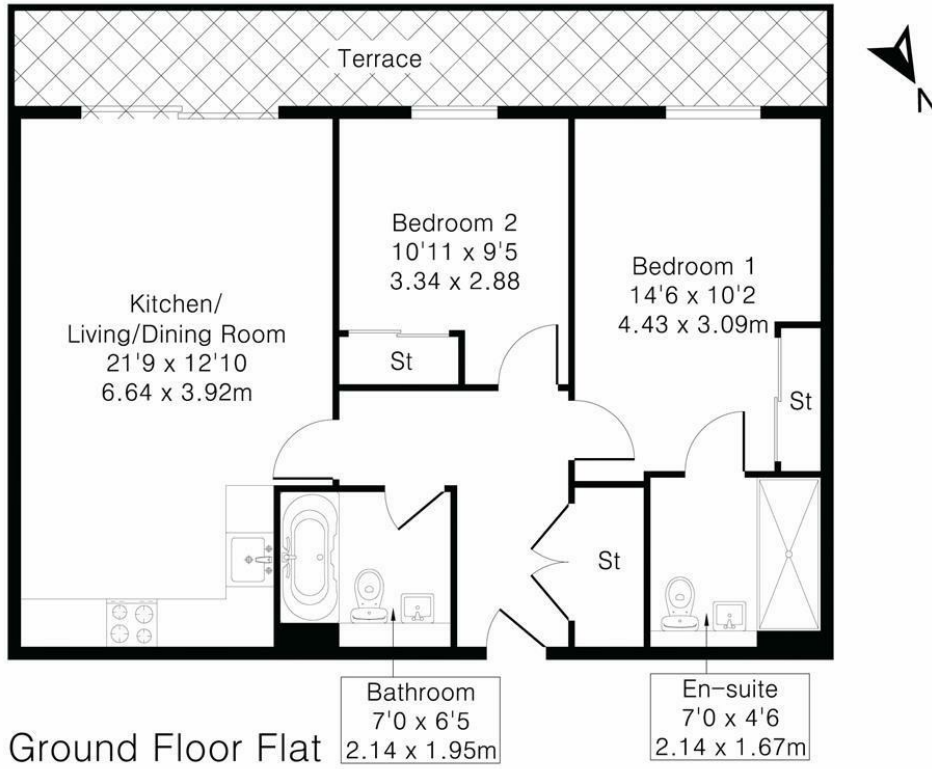
The property comes with allocated parking

Rental Yield

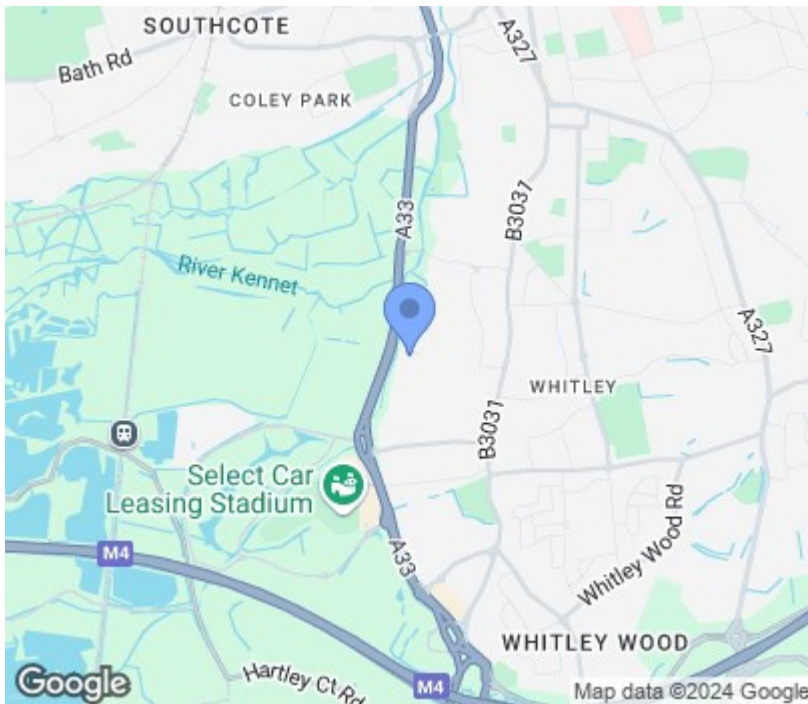
We believe the current rental value for a furnished let would be £1,450 per calendar month which based on the asking price represents a possible gross rental yield of 6.2%

Floorplan

Approximate Gross Internal Area 718 sq ft – 67 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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sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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.