



A well-presented second-floor apartment on the popular Kennet Island development, distinguished by its dual-aspect corner position. The interior centres on a south-facing living space, where large sliding doors invite light throughout the day and open onto a private terrace. An integrated kitchen sits to one side, creating a clean and functional open-plan layout. There are two bedrooms, including a principal bedroom with an en-suite, alongside a further bathroom serving the remainder of the apartment. Kennet Island offers a thoughtfully planned urban setting with excellent connectivity, including a dedicated bus service to Reading town centre and the mainline station, as well as convenient access to Green Park and the M4. Viewings are highly recommended.

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

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0118 960 1000



- Modern Berkeley Homes development
- Second floor corner design
- Piazza with amenities
- In excess of 700 sqft
- Allocated secure parking
- No onward chain





Council tax band C
Council- Reading

Additional information:

Parking

The property has an allocated parking space in the gated underground parking area.

Lease information.

Years remaining: 980

Service charge: £3322 per annum

Ground rent: £4510 per annum

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

Property construction

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

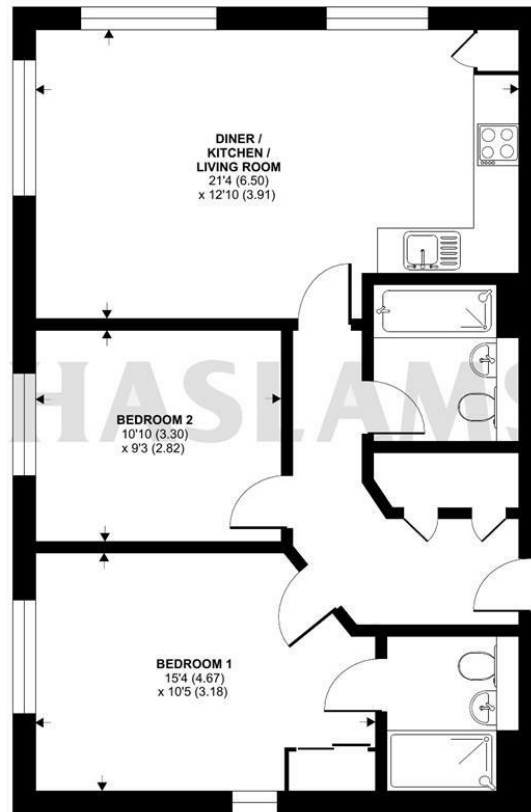
Mobile phone coverage

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"

Skylark House, Drake Way, Reading, RG2

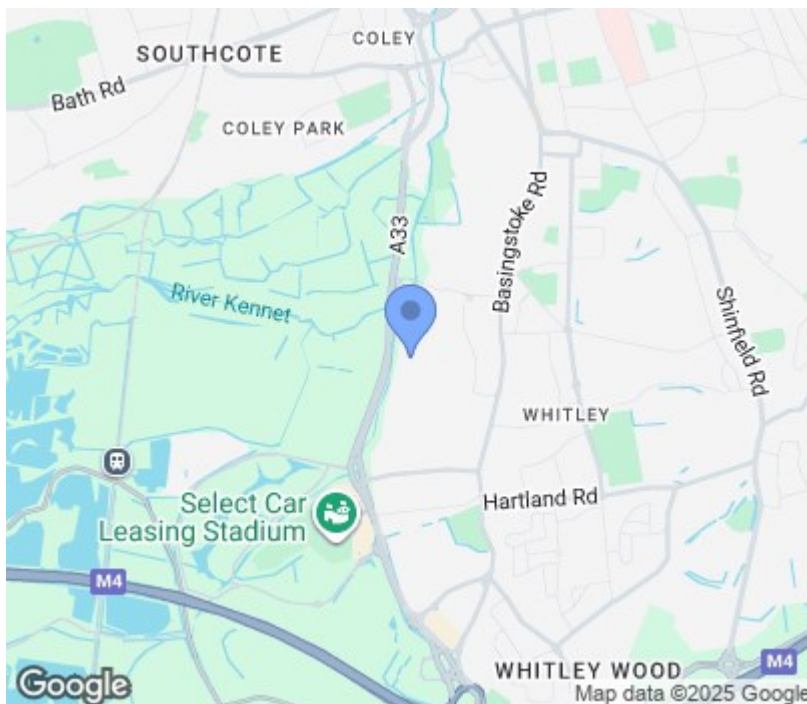
Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Haslams. REF: 1327690




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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 81 | 81 |
| (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



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