



Bespoke
ESTATE AGENTS

Flat 5, Merrick House, Reading

Guide Price £240,000



Flat 5

Merrick House Whale Avenue, Reading

This impressive top floor 2-bed apartment in sought-after Kennet Island boasts modern features, southerly aspect, spacious living area, balcony with plaza views, en-suite bedroom, allocated parking. Ideal for investors or first-time buyers seeking stylish urban living in a vibrant community. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Two Double Bedroom Top Floor Apartment
- Sought After Kennet Island Development
- Southerly Aspect Large Balcony Over Looking Plaza
- 16'10 x 14'8 Living Room
- Modern Kitchen With Integrated Appliances
- En-Suite to Principal Bedroom
- No Onward Chain Complications
- Excellent Buy to Let, Or First Time Buy
- Good Decorative Order
- Allocated Parking & Gas Central Heating

Communal Entrance Hall

Access via intercom entry system, stairs to all floors.

Entrance Hall

Doors to all rooms, large built in storage cupboard.

Living Room

Dual aspect with sliding patio doors onto the private balcony, further window to front. A contemporary, spacious living room open plan onto kitchen, radiator, space for table and chairs.

Kitchen

A modern fitted and integrated kitchen with a range of matching eye and base level units, work tops over with inset sink, built in oven and hob with hood over. Integrated fridge and freezer, integrated washing machine.

Bedroom One

12' 6" x 10' 0" (3.81m x 3.05m)

Front aspect via double glazed window, built in wardrobe, radiator door to en-suite.

En-Suite

A modern fitted white suite with corner shower cubicle, low level W.C wash hand basing, part tiled walls.

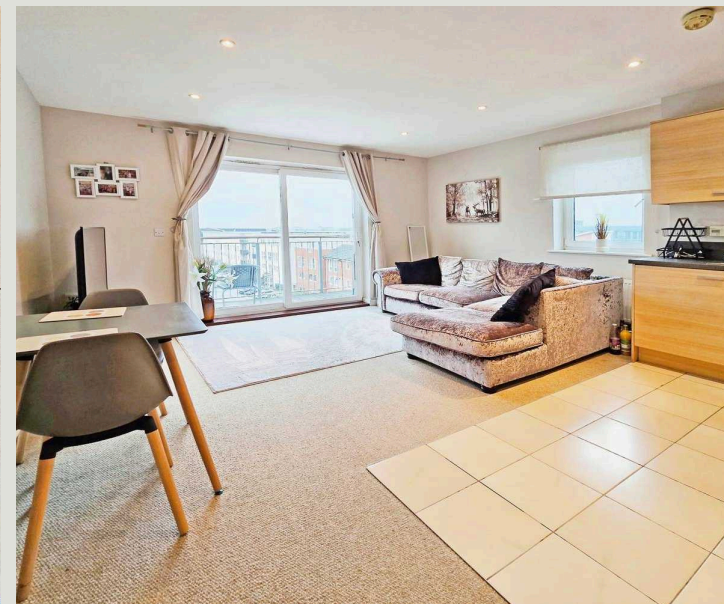
Bedroom Two

13' 9" x 8' 9" (4.19m x 2.67m)

Front aspect via double glazed window, radiator.

Bathroom

A modern fitted white suite with enclosed bath, W.C. wash hand basin, tiled floor, part tiled walls, radiator.





BALCONY

Enjoying a southerly aspect, with views over both the Plaza and south Reading beyond.

ALLOCATED PARKING

1 Parking Space

Allocated residents parking space. There are additional visitor parking spaces throughout the development.





Floor Plan
 Floor area 60.1 m² (647 sq.ft.)

TOTAL: 60.1 m² (647 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io