



Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in Reading**

**£290,000**



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<https://www.letukhome.co.uk/>

01795 358 886



# Padworth Avenue, Kennet Island Reading

RG2 0PY



Let UK Home present this stunning two-bedroom property in Montagu House within Kennet Island development.

This property comprises a large bright open plan kitchen and living room, two double bedrooms(master with wardrobe & en-suite), a large family sized bathroom and ample storage.

The apartment will offer concierge service, a state-of-the-art security system, and an exclusive gym for residents. The central plaza also features a café, a Hudson's convenience store, and other recreational facilities. The Hilton Hotel at the community entrance offers a gym, swimming pool, steam room, and sauna, providing residents with even more leisure space.

The development boasts convenient transportation, with two bus stops near the community operating seven days a week, providing quick access to Reading train station. Reading enjoys a prime location, with direct train connections to Bristol, Oxford, Birmingham, and Southampton. Heathrow and Gatwick airports are within easy driving distance, with daily shuttle buses between Heathrow and Reading, and trains to Gatwick. The development is conveniently located near the Reading Green Park Station. You can also catch the Elizabeth Line at Reading Station.

There are many famous schools around, and educational resources are rich, including University of London, King's College London, University of London, University of the Arts London, etc.

# Padworth Avenue, Kennet Island Reading

£290,000 Leasehold



- 1st Floor
- 24h Security
- Close to Local Shops
- Reading Green Park Station
- Concierge Service
- The Gym
- Close to Transport Links





#### Key

- C Cupboard
- W Fitted wardrobe
- ↔ Measurement points
- ⊠ Position for washing machine

#### Dimensions

| Total Area    | 66.5 sq m     | 716.4 sq ft   |               |
|---------------|---------------|---------------|---------------|
| Living/Dining | Kitchen       | Bedroom 1     | Bedroom 2     |
| 4.54m x 3.72m | 2.05m x 3.11m | 4.84m x 3.20m | 3.25m x 2.80m |
| 14'9" x 12'4" | 6'7" x 10'2"  | 15'9" x 10'5" | 10'7" x 9'2"  |

Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpenteries, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. To improve legibility these plans have been scaled to fit each page.



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3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

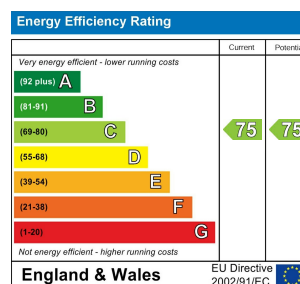
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**Council Tax Band: C**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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