

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KENNET WALK, READING, RG1 3GF

£180,000

A first floor one bedroom flat with direct views over the River Kennet and one allocated parking space. In need of internal upgrading the flat includes open plan living room/kitchen, bathroom and is available with no onward chain. Only a 16 minute walk to Broad Street and Reading station.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

Communal stairway with security access code leads to first floor

ENTRANCE HALL

Electric radiator, laminate flooring, airing cupboard

LIVING/DINING ROOM/KITCHEN

Open plan room with opening door with Juliette balcony offering direct views over the River Kennet, laminate floor, two electric radiators



Kitchen - comprising: worktops, sink unit, cupboards, plumbing for washing machine

BEDROOM

Rear aspect window overlooking the River Kennet, electric radiator, cupboard housing fuse box



BATHROOM

Currently configured as a shower room with double width shower, W.C, wash hand basin, front aspect



COMMUNAL GROUNDS

The grounds and parking area are tended under the maintenance agreement

ALLOCATED PARKING

There is one allocated residents parking space



TENURE

Leasehold

Original lease - 999 years

Lease remaining - 975 years

Maintenance charge - £1,545.22 per annum

Ground rent - TBC

APPROXIMATE MONTHLY RENTAL VALUE

£1,200

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

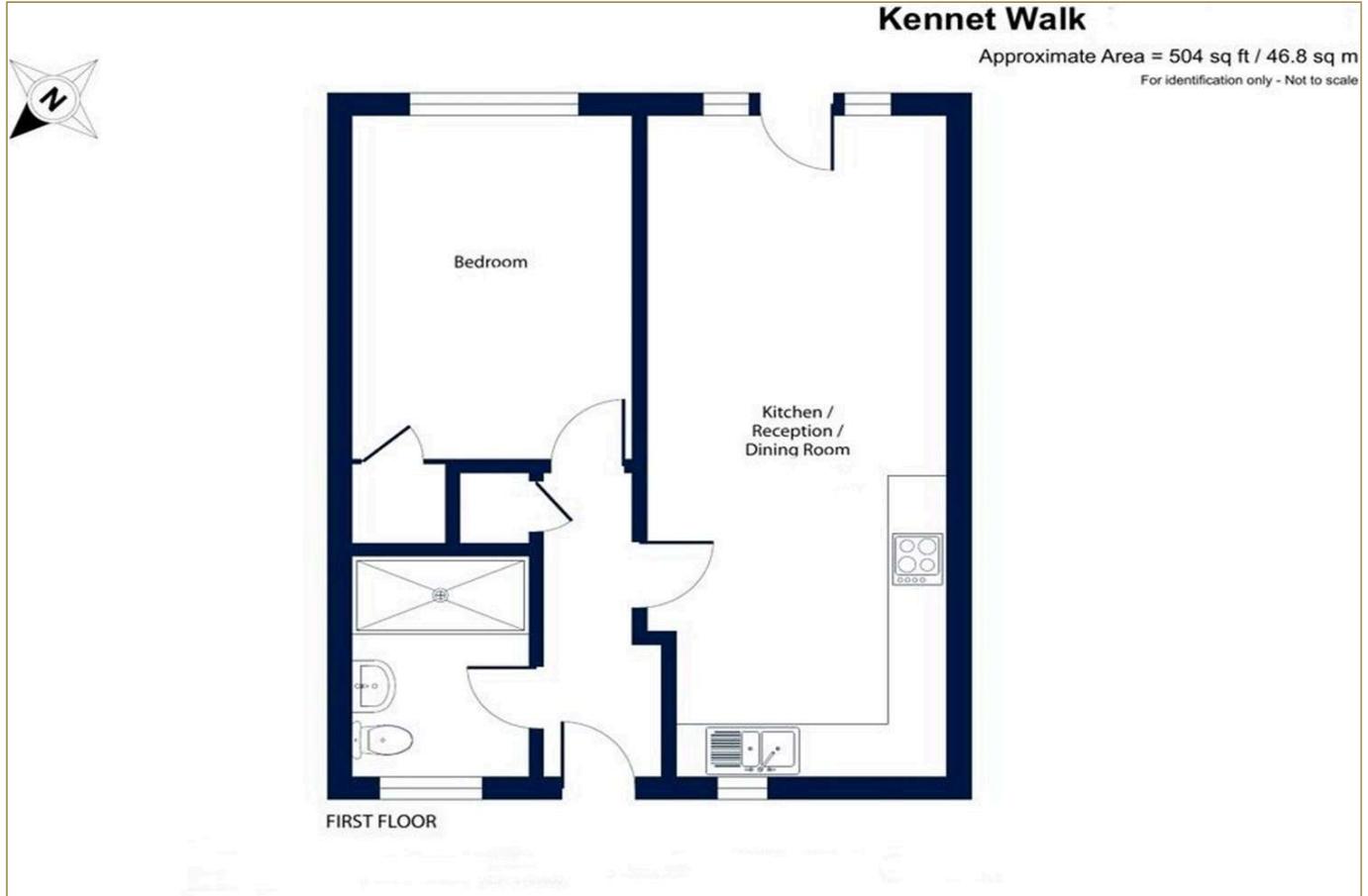
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8235-6022-4400-0314-2206>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

