

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HERON HOUSE, RUSHLEY WAY READING, RG2 0GJ

£250,000

An exclusive first floor two bedroom apartment with ensuite to master, allocated parking and balcony immaculately presented throughout. Kennet Island is only 1.5 miles to the M4 and Reading town centre within 2 miles. Kennet Island also offers handy local shops and facilities on the development.

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

Spacious entrance hall with large storage cupboard

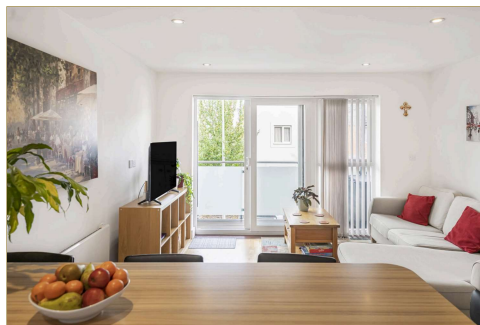


LIVING/DINING/KITCHEN

KITCHEN AREA - Fully equipped modern kitchen with dishwasher, oven and hob and breakfast bar



LIVING AREA - Large, light lounge area with access onto the spacious balcony



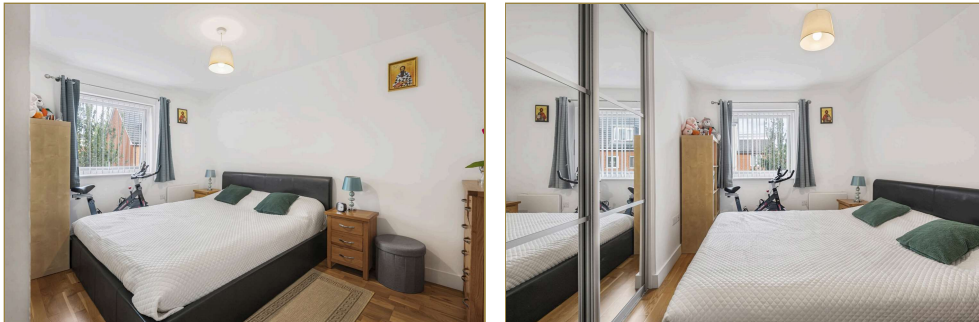
BALCONY

Spacious 11ft by 4ft balcony over looking a quiet side street



BEDROOM ONE

13ft by 10ft master bedroom with built in wardrobes and ensuite



EN SUITE SHOWER ROOM

Modern shower room tiled throughout



BEDROOM TWO

Spacious double bedroom with rear window



BATHROOM

Three piece family bathroom, tiled throughout with bath, wash basin and w.c



COMMUNAL GROUNDS

Well kept communal grounds along with residents roof terrace and secure bicycle storage



PARKING

Allocated off road parking space and nearby visitor parking



TENURE

Leasehold

Original lease - 999 years

Lease remaining - 980 years

Service charge - £1,871.00 per annum

Ground rent - £684.00 per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,450

SCHOOL CATCHMENT

Whitley Park Primary and Nursery School
John Madejski Academy

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

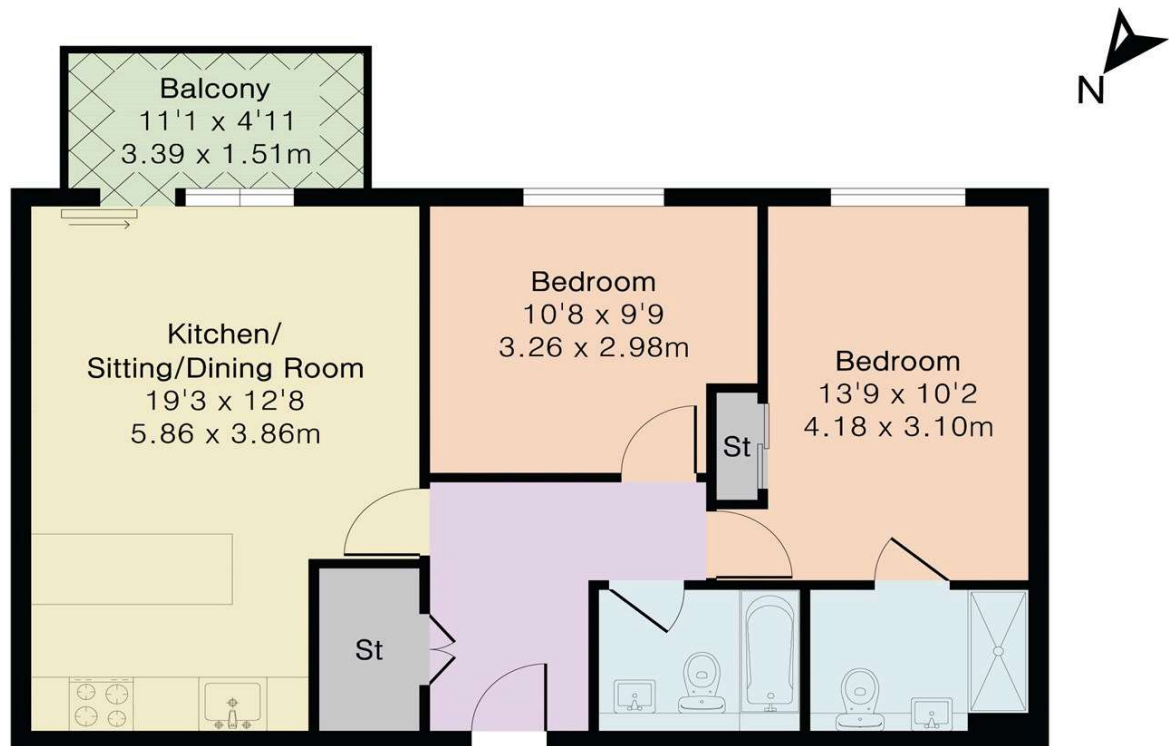
Energy Rating C

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/0320-2907-4080-2609-0841>

FLOOR PLAN

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

Approximate Gross Internal Area 625 sq ft - 58 sq m



First Floor Flat

LOCATION

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

