



Kenavon Drive, Reading, , RG1 3DQ

£399,950

Walmsley

## Kenavon Drive, Reading, , RG1 3DQ

Walmsley Estate Agency are pleased to offer to the market this immaculately presented third floor apartment, built by Bewley Homes, in this gated complex, boasting far reaching views of Reading and the river Kennett. This exceptionally spacious apartment benefits from a floor area of more than 1000 sq. Ft. The accommodation comprises entrance hall with storage, a fabulous open plan 40ft reception room with full length windows and superb far reaching views, incorporating kitchen, dining and living room, a modern three piece bathroom suite and two double bedrooms, both with built-in wardrobes and balconies overlooking the river, not to mention en-suite facility to bedroom one. Further noteworthy points include a secure telecom entry system, lifts, communal grounds, allocated parking, and a residential gym.

Situated within walking distance of Reading town centre, residents can enjoy easy access to an array of shops and services. Nature enthusiasts will delight in the proximity to the River Kennett and the River Thames, adding a tranquil touch to the urban setting. For commuters, Reading mainline station is conveniently reachable on foot (within 0.8 miles), providing direct access to London Paddington, as well as a Heathrow Express to the airport, not to mention recently added Cross Rail services, ensuring effortless connections to the capital and beyond.

\* Length of lease 125 year from 2004 = 105 years remaining. \* Ground rent payable of £250 PA.

\* Service charge payable of £2700 PA. \* EPC rating C. \* Council tax band D.

## Tenure - Leasehold

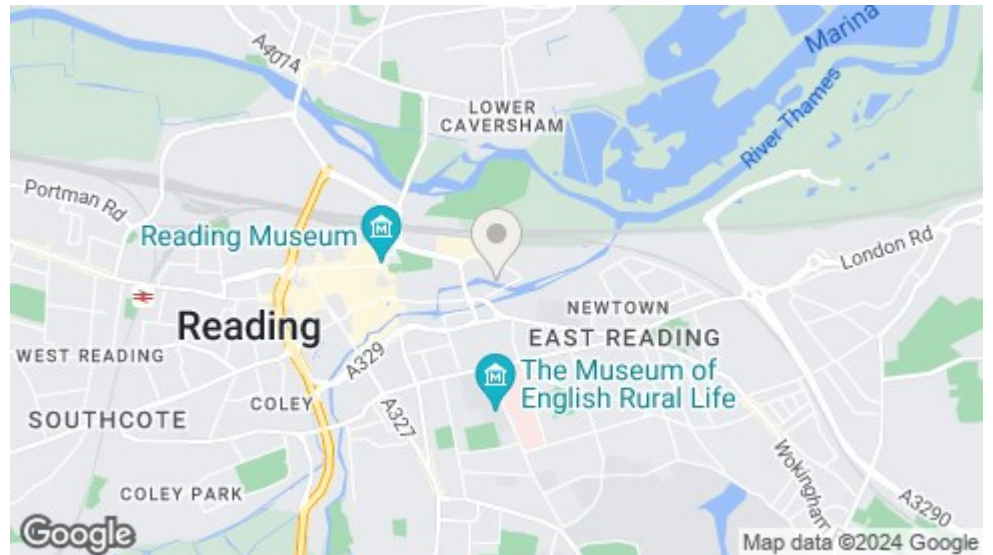
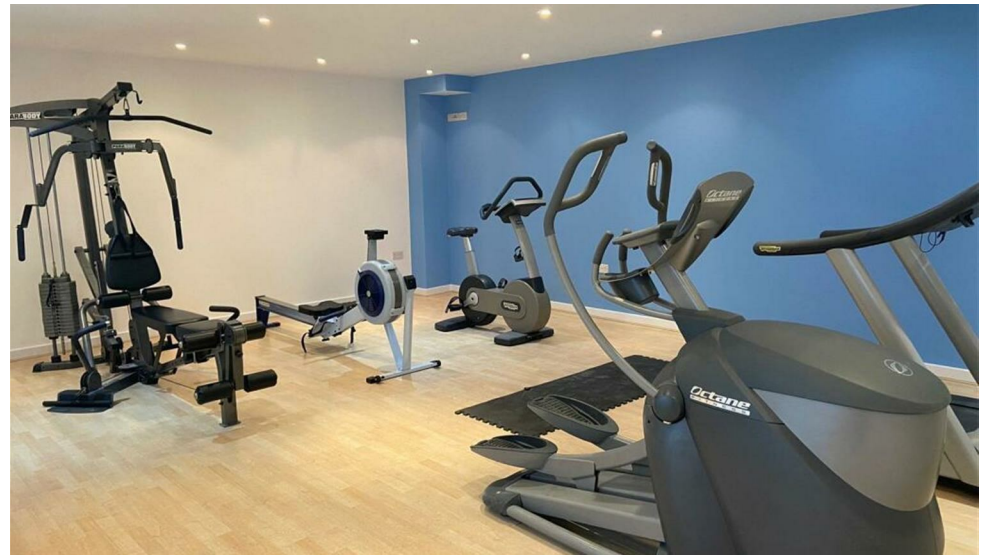




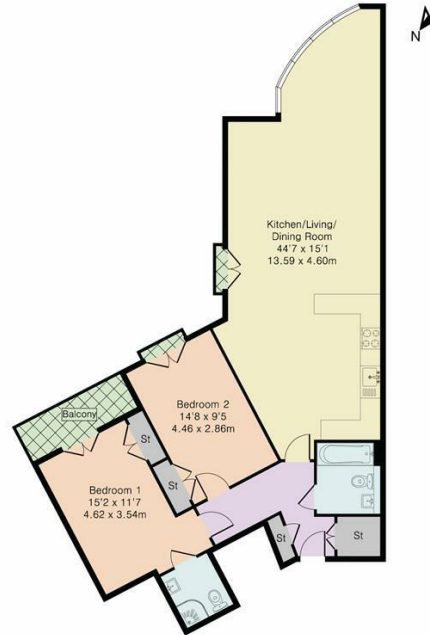
- Gated complex
- Far reaching views
- Lift access
- Over 1000 sq. ft
- Walking distance of station
- Excellent presentation
- Allocated Parking Space
- Communal Gym







Approximate Gross Internal Area 1052 sq ft – 98 sq m



Third Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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