



£280,000 Leasehold

Flat 312 Cygnet House, Kennet Island, RG2 0NX



A beautifully presented spacious two bedroom apartment located in Kennet Island with frequent, direct, Bus services to Green Park Business Park, Reading Town Centre, Reading Station and transport links to J11 M4 and the A33.

The accommodation comprises entrance hall, open plan fully fitted kitchen/dining room/living room leading on to balcony, bathroom with shower, master bedroom with ensuite shower room, further double bedroom, electric heating, one allocated basement parking space, use of communal grounds. Pets are allowed.

Kennet Island offers a convenience store, residents gym, restaurant/bar, availability to Ready Byke and lockable bike stores, ATM, Nursery. The Hilton Hotel offers swimming pool, leisure centre, spa & bar.

TENANT IN SITU. INVESTORS ONLY

Ground rent £450 pa next review in 2036

Service charge £2,690.66

980 years left on lease

Council Tax Band C, EPC C

Current Annual Revenue £15.6k

Annual Yield before tax and charges 5.7%

