



£280,000 Leasehold

Flat 312 Cygnet House, Kennet Island, RG2 ONX





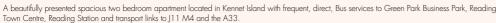












A beautifully presented spacious two bedroom apartment located in Kennet Island with frequent, direct, Bus services to Green Park Business Park, Reading Town Centre, Reading Station and transport links to J 1 1 M4 and the A33.

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.

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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 \$2.450 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%

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