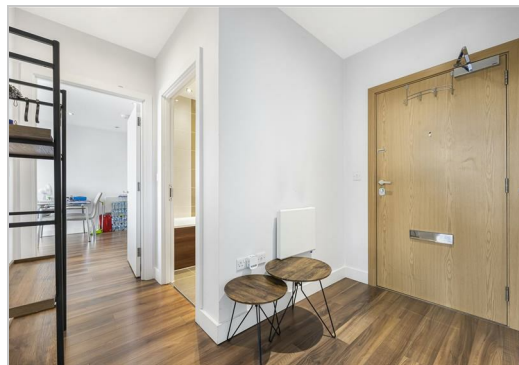


Flat 312 Cygnet House, Drake Way, Kennet Island, RG2 0NX

£280,000 Leasehold



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.

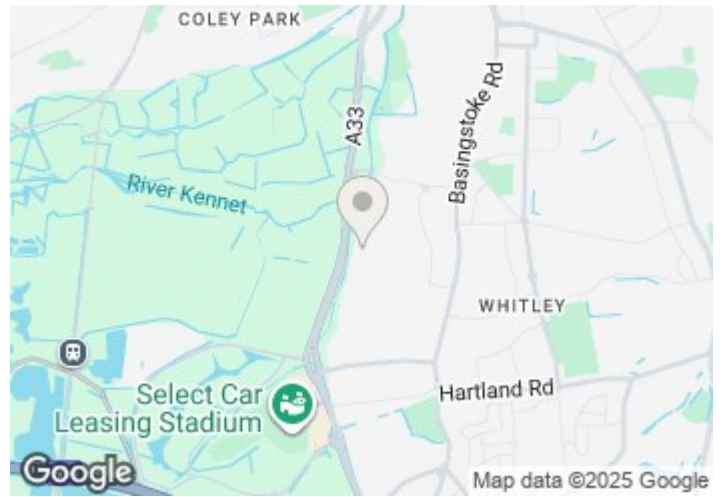
Ground rent £450 pa next review in 2036, Service charge £2,690.66, 980 years left on lease, Council Tax Band C, EPC C, Current Annual Revenue £15.6k

Annual Yield before tax and charges 5.7%

<https://moverly.com/sale/Vnm3xp7TrvHjuV2MBh1vCE/view>

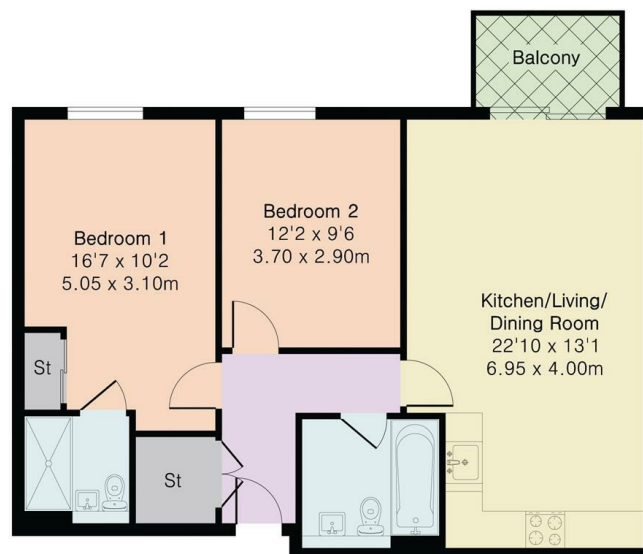


walmsley.co.uk



Floor Plan

Approximate Gross Internal Area 732 sq ft - 68 sq m



Third Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.