



**Midgham Way
Kennet Island, Reading, Berkshire RG2 0WW**

£1,150 PCM

NEA LETTINGS: A spacious, light and airy one double bedroom, ground floor apartment located in the popular Kennet Island development, with excellent access to the M4, Green Park and Reading town centre. Located on the outskirts of the town centre with a dedicated bus service providing easy access to the mainline station, the development features a central plaza with a café, convenience store and gym. With large entrance hall, spacious open plan living space and a good size double bedroom this property also benefits from an allocated parking space. EPC Rating C.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Midgham Way, Reading, Berkshire RG2 0WW

- NEA Lettings
- One Double Bedroom
- Allocated Parking
- Kennet Walk Development
- EPC Rating C
- Ground Floor Apartment
- Modern Bathroom
- Unfurnished
- Council Tax Band D
- Available 16th September

Entrance Hall

A spacious, carpeted entrance with laundry cupboard housing the washing machine.

Bedroom



A large double bedroom with window, carpet and built in storage.

Bathroom



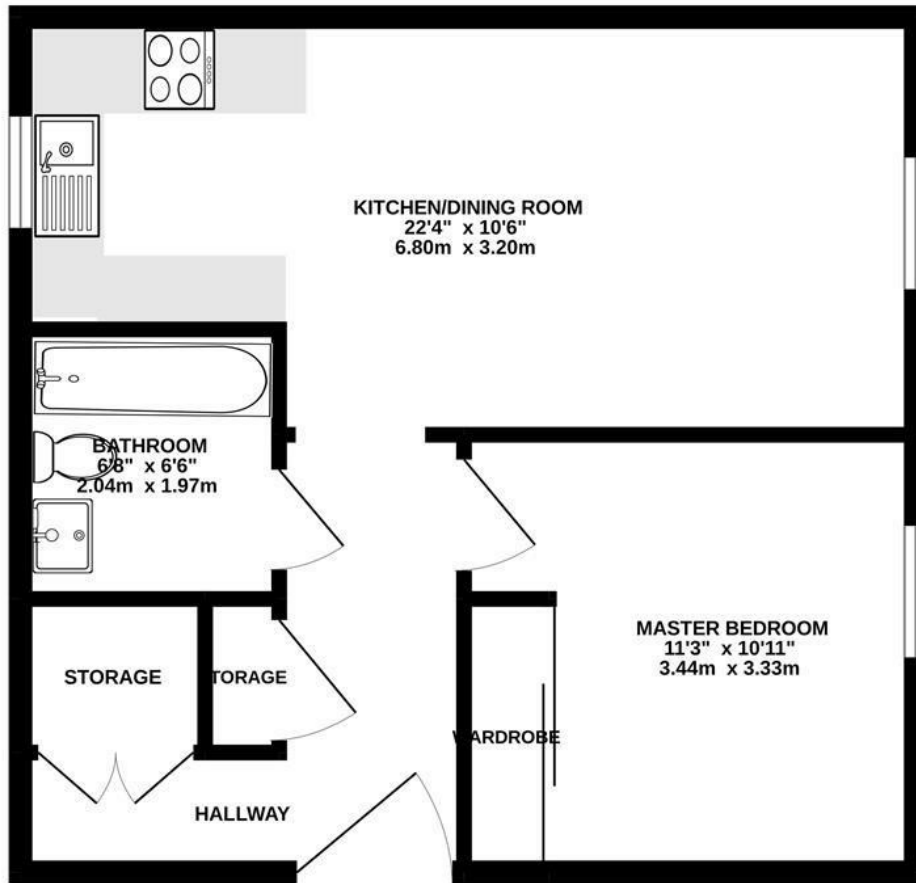
A modern three piece bathroom with tiled floor and suite comprising of bath with shower over, wash hand basin and W.C.



A bright and airy dual aspect space with modern kitchen area and ample living space.

Kitchen / Living Room

GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

