

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### THE MERIDIAN, KENAVON DRIVE READING, RG1 3DP

**£250,000**

A modern second floor apartment found in The Meridian complex, within a 13 minute walk to Reading Station and close to local amenities. The property benefits from gated parking and lift. No chain

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**ENTRANCE HALL**

Entry phone system, cupboard housing electric boiler and shelving

**LIVING/DINING AREA**

Double glazed windows, laminate floor, archway to

**KITCHEN AREA**

Comprising stainless steel sink unit with cupboard under, range of base and eye level units, electric hob with extractor hood, double oven, plumbing for washing machine

**BEDROOM ONE**

Double glazed window, laminate floor

**EN SUITE SHOWER ROOM**

Fully tiled shower cubicle, pedestal wash hand basin, low level w.c., shaver light & socket



**BEDROOM TWO**

Double glazed window, laminate floor

**BATHROOM**

White suite comprising bath with mixer tap, low level w.c., pedestal wash hand basin, shaver light & socket

**OUTSIDE**

There are communal grounds and secure bike store

**PARKING**

There is an allocated parking space (left hand side of bike store)

**TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 102 years

Service charge including ground rent - £3,013.08 per annum

**APPROXIMATE MONTHLY RENTAL**

£1,495.00

**COUNCIL TAX**

Band D

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

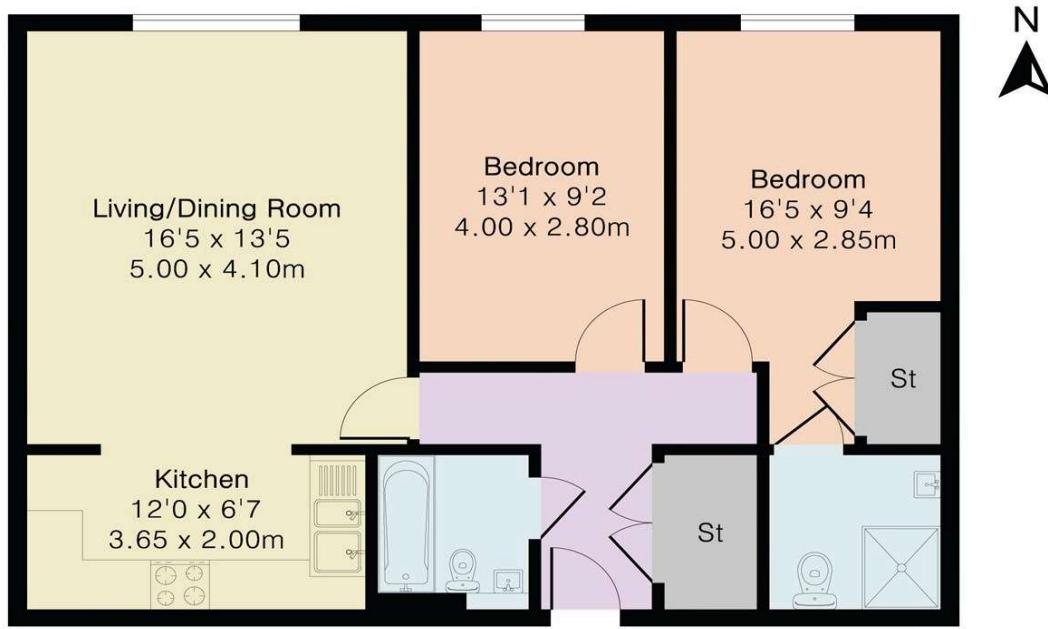
Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8426-6725-9120-7969-8972>

**FLOORPLAN**

These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 742 sq ft - 69 sq m**



Second Floor