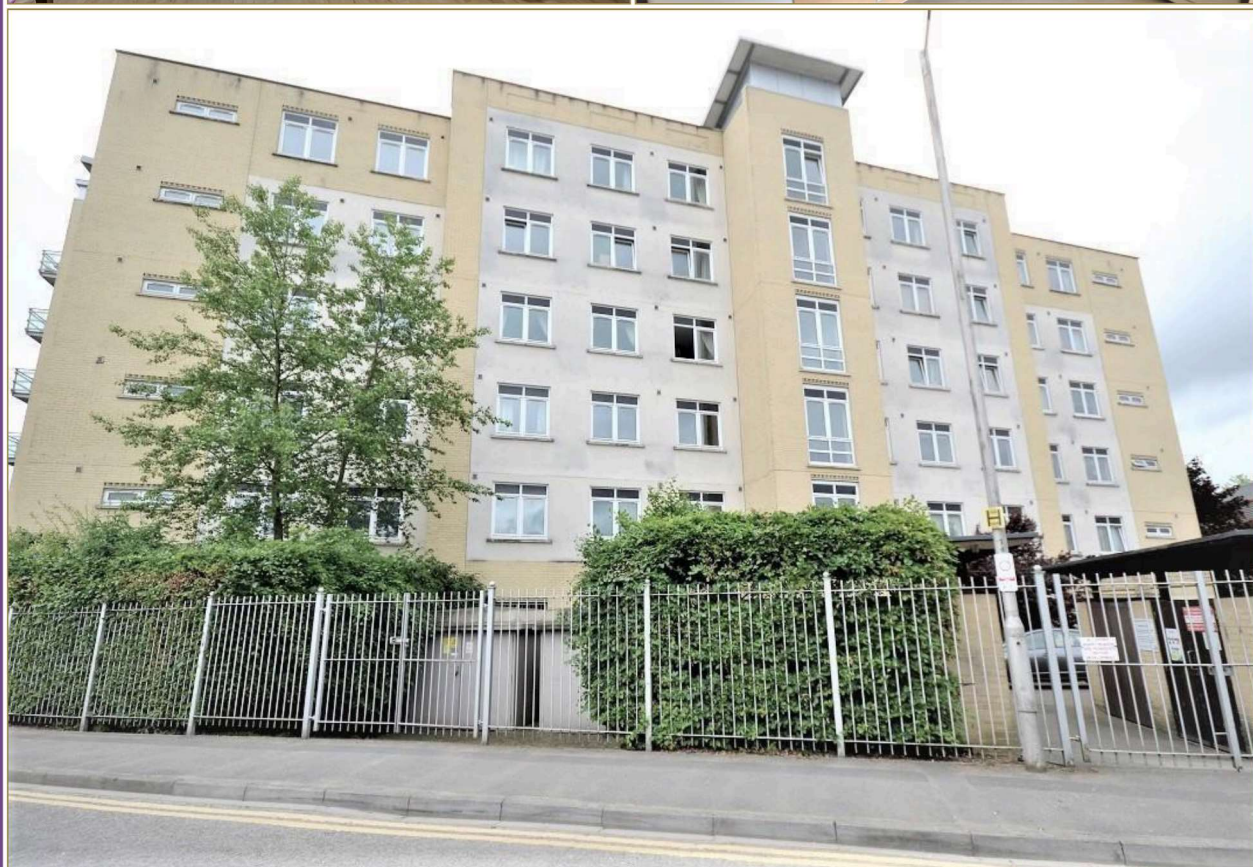


# FARMER & DYER

## 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

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
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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

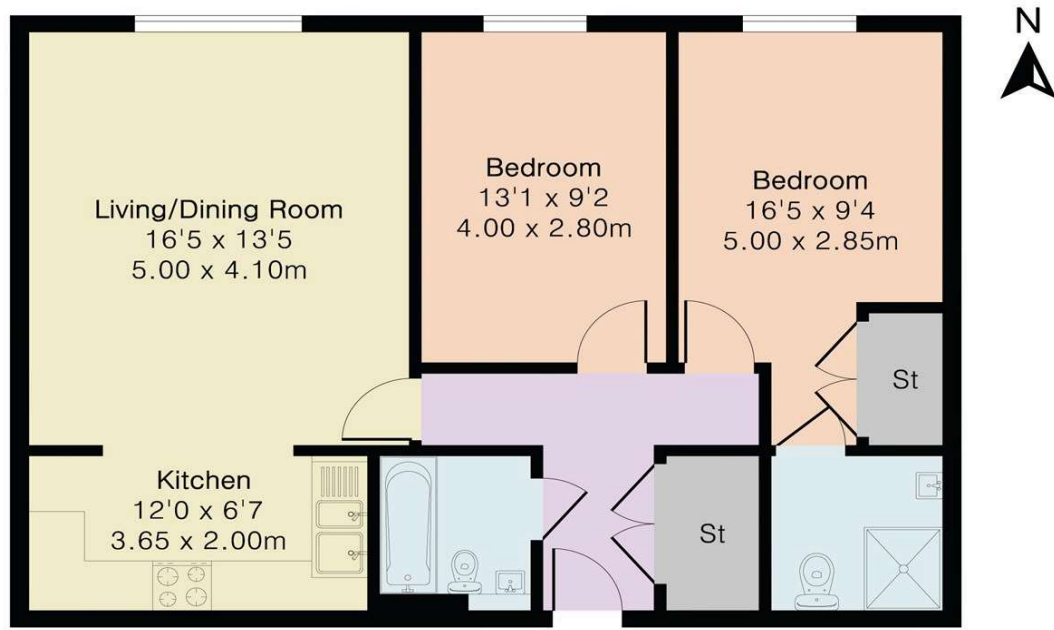
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8426-6725-9120-7969-8972>



**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