NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Kenavon Drive
Reading, Berkshire RG1 3DQ

Chain Free £300,000

CHAIN FREE: The Meridian is a highly sought after, modern waterside development in central Reading which boasts an on site gym and offers easy access to Reading mainline station and the popular shops and restaurants. The property boasts a spacious open plan kitchen/living room and a Juliet balcony overlooking the Kennet & Avon canal. There are two double bedrooms, two bathrooms (one en suite) and ample storage. In addition the apartment has secure parking and a secure bicycle store. To appreciate the space on offer call now to view.

Kenavon Drive, Berkshire RG1 3DQ

- Canalside Living
- Quiet residential location
- Easy access to Reading Town Centre & Reading mainline station.
- Two double bedrooms
- Two modern & stylish bathrooms
- Large open plan living room with a modern kitchen.
- Undercroft parking & On site gym
- Close to public transport links
- Council Tax Band D
- EPC Rating B

Entrance Hall

A good sized entrance hall with meter cupboard, large cupboard and airing cupboard with doors leading to bedrooms, bathroom and living room.

Living Room

23'5" x 20'8" (7.14 x 6.32)



A very spacious, dual aspect, open plan living/dining/kitchen with laminate flooring and views over the canal from the Juliet balcony.

Kitchen area



A stylish and modern kitchen with built in oven, hob, extractor, fridge freezer, dishwasher, washing machine and microwave with windows overlooking but the canal to the front and the communal gardens to the side.

Bedroom one

13'4" x 9'2" (4.08 x 2.8)



A good sized, carpeted master bedroom with window overlooking the communal gardens to the side of the property, built in double wardrobe and door to the ensuite shower room.

En suite shower room

6'1 x 5'7 (1.85m x 1.70m)



A modern and stylish shower room with a good sized corner shower, wash hand basin, heated towel rail and a WC. Part tiled walls, tile effect flooring and ceiling spot lights.

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Bedroom two
13'4" x 8'4" (4.08 x 2.56)



A good sized carpeted second bedroom with window overlooking the side of the property and a built in double wardrobe

Bathroom
6'10 x 6'4 (2.08m x 1.93m)



A good sized bathroom comprising of a paneled bath with a wall mounted shower, WC, wash hand basin, heated towel rail. Part tiled walls, tile effect flooring and ceiling spot lights.

Parking
Allocated parking space in secure, ground floor parking facility with access to secure bike store as well.

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Gas: none

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

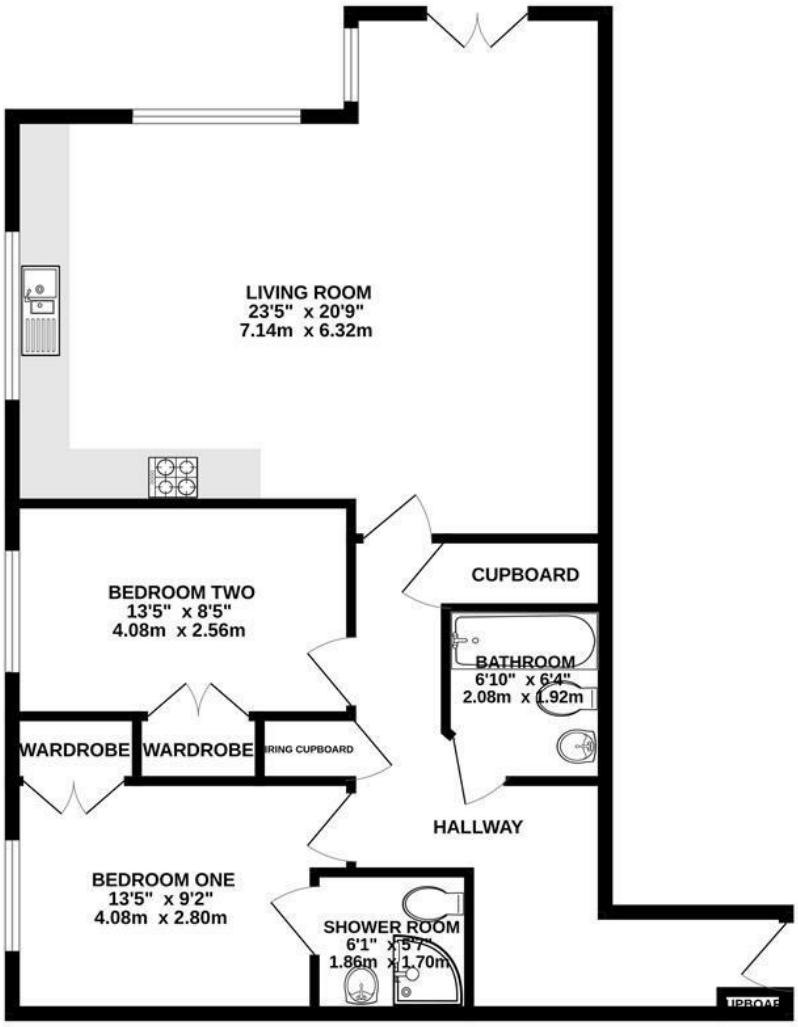
Tenure
Lease length - 125 years from 9/7/2004
Ground Rent - £250 per annum
Service Charge - £2938.76 per annum

View from the apartment



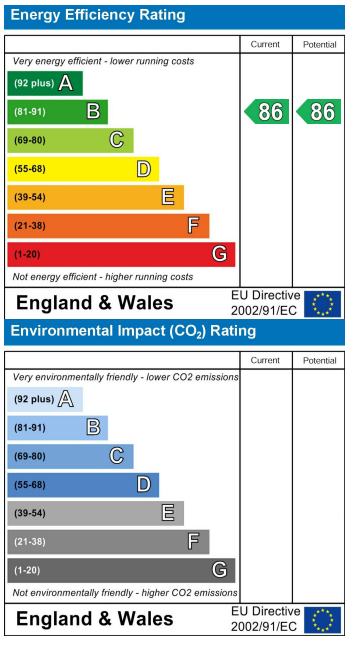
Attractive views over the communal grounds and towards the Kennet & Avon canal.

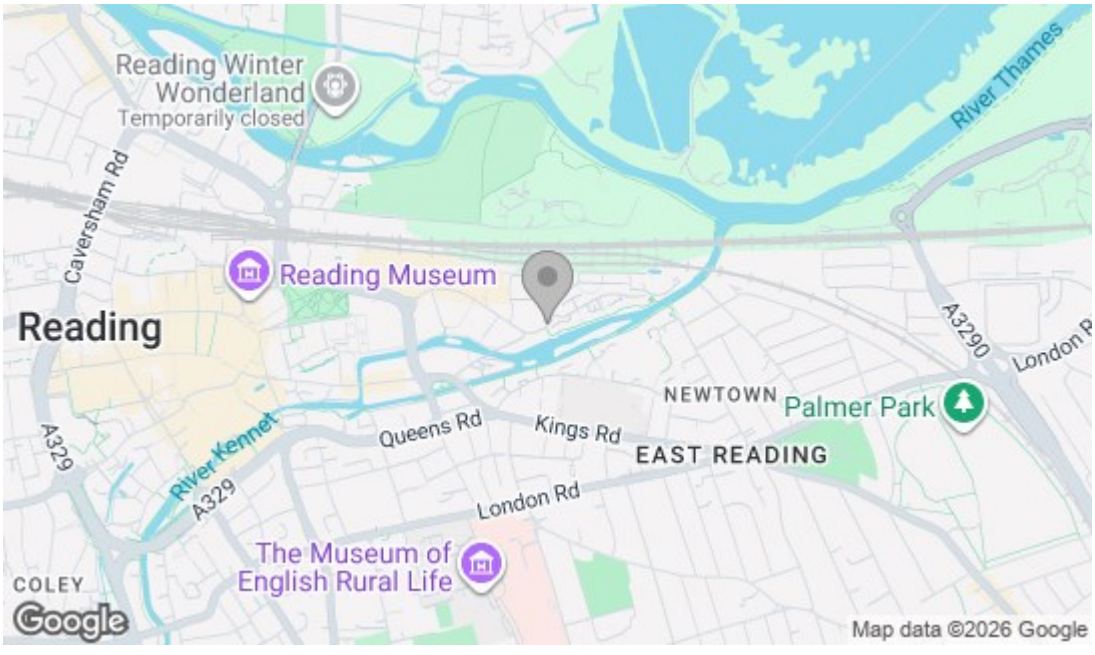
SECOND FLOOR
899 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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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