



Cygnnet House, Drake Way, Kennet Island, RG2 0NX

£259,000

Walmsley

Cygnets House, Drake Way, Kennet Island, RG2 0NX

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>

Tenure - Leasehold

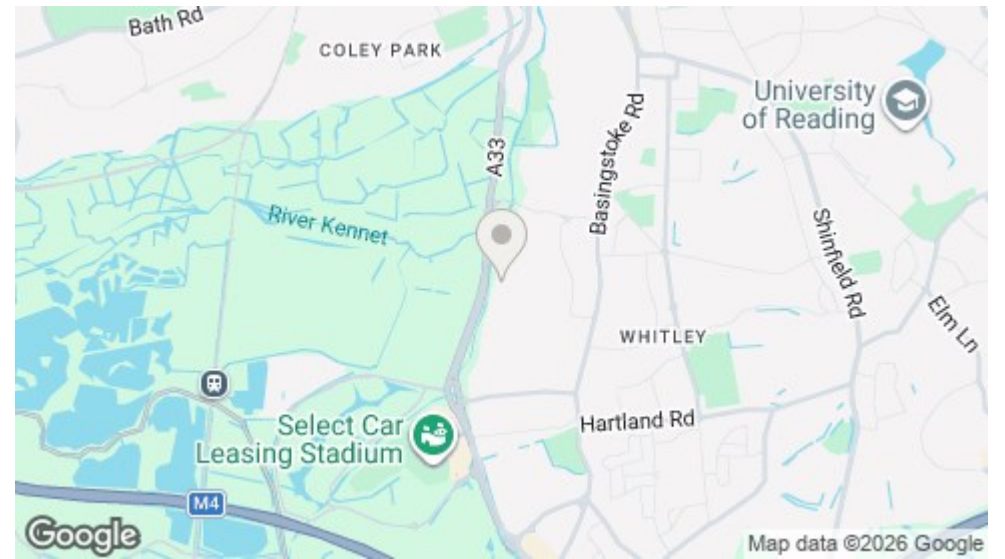




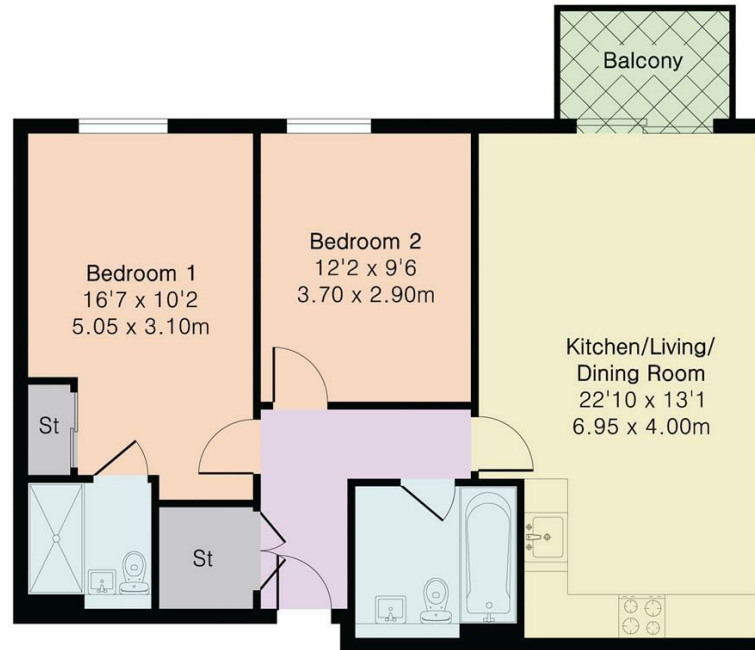
- Two Bedroom Apartment
- Part Furnished
- Kennet Island
- Balcony
- Allocated Parking
- Tax Band C







Approximate Gross Internal Area 732 sq ft - 68 sq m



Third Floor

Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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