



**JUST LAUNCHED – SECURE PARKING INCLUDED:** This impressive two-bedroom apartment offers both space and style, with a defined living room and a spacious kitchen/dining area. The main bedroom benefits from an en suite and built-in storage, while a well-appointed second bedroom and family bathroom provide perfect versatility.

With its enviable setting on the banks of the River Kennet, this apartment enjoys a prime location in a vibrant, emerging neighbourhood. From its 2.8-meter ceilings, enhanced specification, and secure underground car parking, this address truly raises the bar for sophisticated apartment living in Reading.

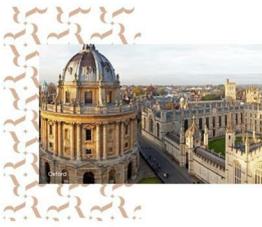
Images are virtually staged and show indicative interiors from an apartment on a higher level.

Interested? Please contact our New Homes team to find out more, or to book a viewing.



- JUST LAUNCHED
- Elegantly designed collection of 93 apartments
- Selection of studio, one- and two-bedroom homes
- Centrally located in RG1
- High apartment ceilings at 2.8m
- Secure underground parking for each apartment





**BY TRAIN (FROM READING STATION)**

Oxford	23 minutes
London Paddington	23 minutes
Bund Street	46 minutes
Canary Wharf	59 minutes
Bristol	63 minutes
Birmingham	84 minutes
Exeter	94 minutes

**BY ROAD**

Henley-on-Thames	8 miles
Windsor	24 miles
Heathrow Airport (T5)	26 miles
Oxford	26 miles
Bicester Village	40 miles
Bath	75 miles



UP TO  
**5**  
MINUTES  
WALK

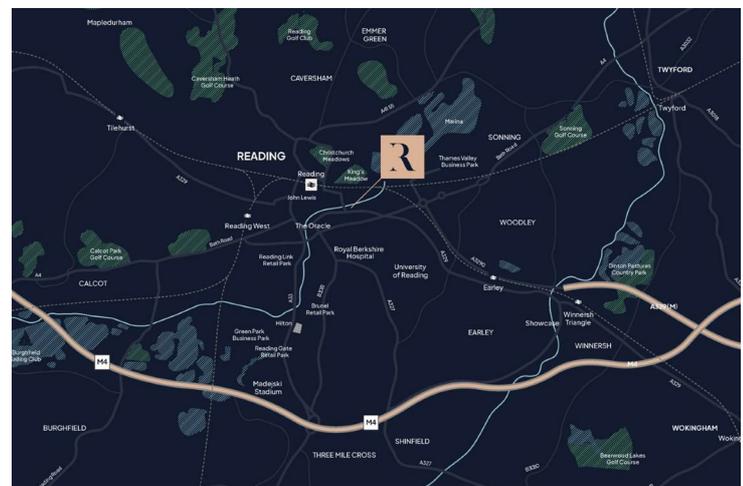
Thirsty Dear Pizzeria & Bar  
Buzo Gym  
Lincoln Coffee House  
Riverside Museum  
Abbey Ruins  
Forbury Gardens  
The Lynchburn gastro pub  
Forbury Retail Park

UP TO  
**10**  
MINUTES  
WALK

London Street Brasserie  
Picnic Foods  
The Oracle Shopping Centre  
Vue Cinema  
Carluccio's Italian restaurant  
Reading Central Library  
Honest Burgers  
South Street Arts Centre  
Madras Flavours Indian vegetarian restaurant  
Reading Station

UP TO  
**15**  
MINUTES  
WALK

Coconut Bar & Kitchen  
Thames Lido  
Tesco Express  
Shed cafe  
Cosy Club



**Further details**

Council tax ban: New build – TBC

Parking: Each apartment has an underground parking space in a secure carpark

Service Charge: TBC

Local Authority: Reading Borough Council

Council Tax Band: New Build – To be confirmed

Predictive EPC: TBC

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid of £1,000. For specific terms, please contact our office.

**Services:**

Water: Mains supply

Drainage: Mains supply

Electricity: Mains supply

Heating: Electric

Broadband Connection: We recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: We recommend potential buyers check via Ofcom's website [www.ofcom.org.uk](http://www.ofcom.org.uk)

The property is currently awaiting building control sign-off; this will follow completion of the property.

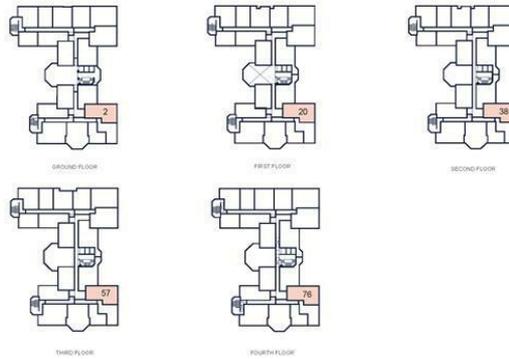
Agents' Note: All internal photographs are used for illustrative purposes only and depict the interiors of Kennet Place. They do not reflect the layout and finishes of this home.

# Floorplan

06707-11 Kennet Place  
Apartment Type T12  
Plots 2, 20, 38, 57, 76



Kitchen	3.60m x 3.00m
Living/Dining	4.00m x 4.10m
Bedroom 1	5.50m x 2.70m
Bedroom 2	4.00m x 3.00m



Please contact our New Homes team to find out more, or to book a viewing.

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The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.