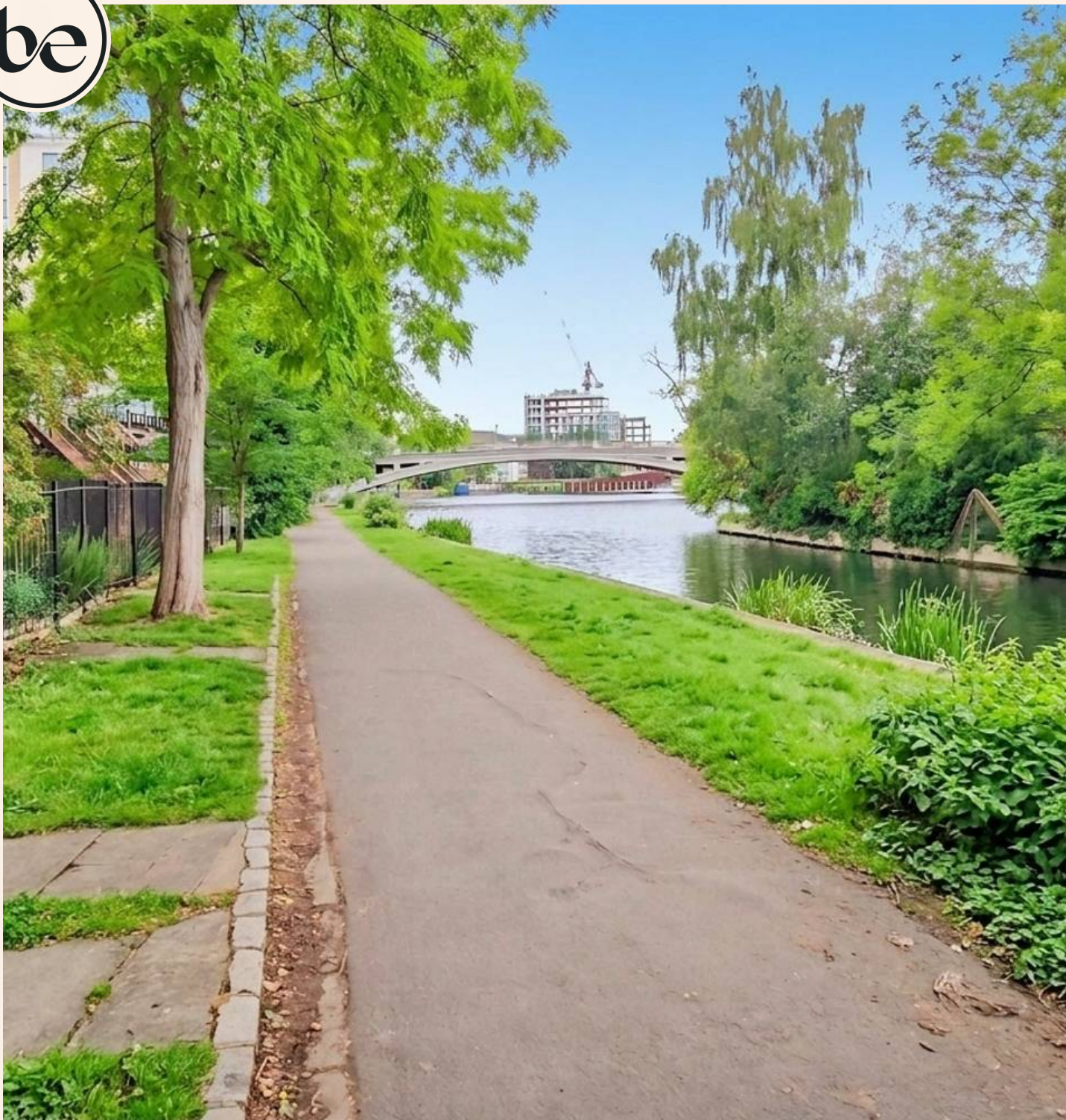




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Agents

23 Kingfisher Place, Reading



23 Kingfisher Place

Reading

A spacious one-bedroom ground-floor apartment within a secure gated development directly beside the River Thames. The property features an impressive open-plan kitchen and living room opening onto a private garden, a generous double bedroom, allocated parking and a 960-year lease. Reading Station, the town centre, Thames Lido and riverside walks are all within easy reach. Offered with no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground-floor apartment beside the River Thames
- Private garden with views towards & access to the river
- Generous living room opening directly onto the garden
- Well-appointed open-plan kitchen
- Double bedroom with fitted wardrobes
- Secure gated riverside development
- Allocated off-road parking space
- Five-minute walk to Reading Station
- Close to the Thames Lido, parks and town centre
- No onward chain and approximately 960-year lease

Entrance Hall

The apartment is entered via a private entrance into a central hallway, providing access to each of the rooms. Built-in cupboards offer useful storage for coats, household items and everyday essentials.

Living Room

16' 5" x 16' 5" (5.00m x 5.00m)

The generously proportioned living room provides ample space for separate sitting and dining areas. Glazed doors open directly onto the private garden and allow plenty of natural light into the room. The outlook is particularly special, extending across the garden towards the River Thames and the mature riverside surroundings beyond.

Kitchen

The kitchen is arranged in an L-shaped configuration, with a range of white wall and base units, work surfaces and tiled splashbacks. There is a fitted oven and hob, together with space for the necessary appliances. Its open-plan arrangement maintains a natural connection with the adjoining living and dining space.

Bedroom

12' 6" x 9' 6" (3.80m x 2.90m)

Positioned at the front of the apartment, the double bedroom is a particularly generous size and benefits from a range of fitted bedroom furniture, including mirrored wardrobes, bedside units and additional storage.

Bathroom

6' 7" x 4' 7" (2.00m x 1.40m)

The shower room is fitted with a modern white suite comprising a glazed shower enclosure, wash basin and WC, complemented by tiled walls and a heated towel rail.





GARDEN

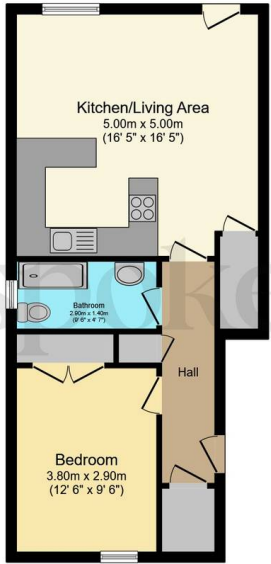
A particularly rare feature for a centrally located one-bedroom apartment, the private garden enjoys an attractive outlook towards the River Thames. A paved terrace adjoins the living room, with an area of lawn, established planting and gated access to the riverside beyond, creating a peaceful space for relaxing and entertaining. Please note: the garden photograph has been digitally enhanced for presentation purposes.

SECURE GATED

1 Parking Space

The apartment benefits from an allocated parking space positioned immediately outside the property, within the secure gated development.





Floor Plan

Total floor area: 51.4 sq.m. (553 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	80
England, Scotland & Wales		