



JUST LAUNCHED – SECURE PARKING INCLUDED: A contemporary one-bedroom apartment featuring a defined kitchen and open-plan living/dining area. With a sleek bathroom, laundry space, and integrated storage, it's a stylish home designed for easy living.

With its enviable setting on the banks of the River Kennet, this apartment enjoys a prime location in a vibrant, emerging neighbourhood. From its enhanced specification to 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



UP TO
5
MINUTES
WALK

Thirty Bear Pizzeria & Bar
Blue Gym
Lincoln Coffee House
Riverside Museum
Abbey Ruins
Forbury Gardens
The Lynchurst gastro pub
Forbury Retail Park



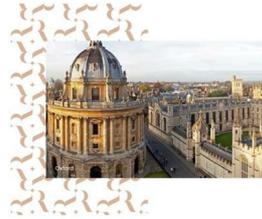
UP TO
10
MINUTES
WALK

London Street Brasserie
Piccol 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 Café
Cosy Club

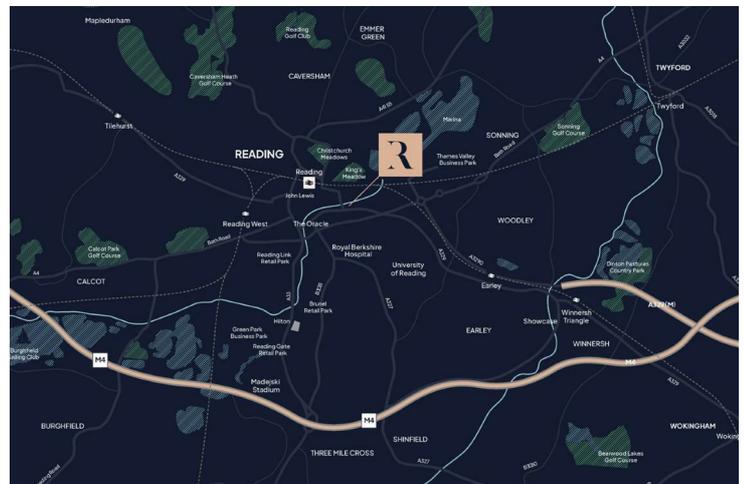



BY TRAIN (FROM READING STATION)

Oxford	23 minutes
London Paddington	23 minutes
Bond Street	46 minutes
Canary Wharf	59 minutes
Bristol	65 minutes
Birmingham	84 minutes
Exeter	94 minutes

BY ROAD

Henley-on-Thames	8 miles
Windsor	24 miles
Heathrow Airport (T5)	25 miles
Oxford	26 miles
Bicester Village	40 miles
Bath	75 miles



Further details

Council tax band: TBC

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

Estimated 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

Mobile phone coverage: We recommend potential buyers check via Ofcom's website www.ofcom.org.uk

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

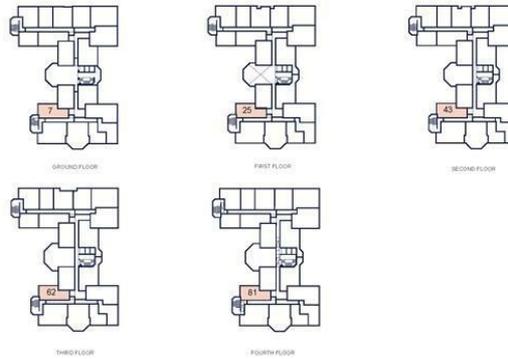
Agents' Note: All internal photographs are used for illustrative purposes only and depict the interiors of Kennet Place. They do not reflect the layout and finishes of this home.

Floorplan

06707-11 Kennet Place
Apartment Type T17
Plots 7, 25, 43, 62, 81



Kitchen	2.00m x 2.50m
Living/Dining	3.50m x 5.20m
Bedroom 1	3.50m x 3.60m



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.