



Connells

Puffin Way
Reading



Property Description

Set in this popular area Kennet Island is this one double bedroom apartment with open living/dining/kitchen space, bathroom, central hallway and an allocated parking space. with a Leasehold Term 999 years from 01/01/2006, there is plenty of years left so there would be no worry for a buyer to extend! It's open plan living fits with the modern finish and design of the area. Offered to the market with NO ONWARD CHAIN.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hall

Double storage cupboard housing water tank and space for washing machine, single storage cupboard with electric meter, doors to all rooms, carpet, radiator.

Open Plan Living

10' 5" + Recess x 22' 3" Max (3.17m + Recess x 6.78m Max)

Open plan living lounge/kitchen/diner, double glazed window to front, double glazed windows to front and side, carpet, two radiators.

Fitted kitchen with wall and base units, integrated fridge-freezer, with storage above. oven and hob, extractor hood, two wine racks, 1.5 bowl stainless steel sink with drainer, tiled floor.

Bedroom One

11' 4" Max x 10' 8" Max (3.45m Max x 3.25m Max)

Double glazed window to side, fitted wardrobe, carpet, radiator.

Bathroom

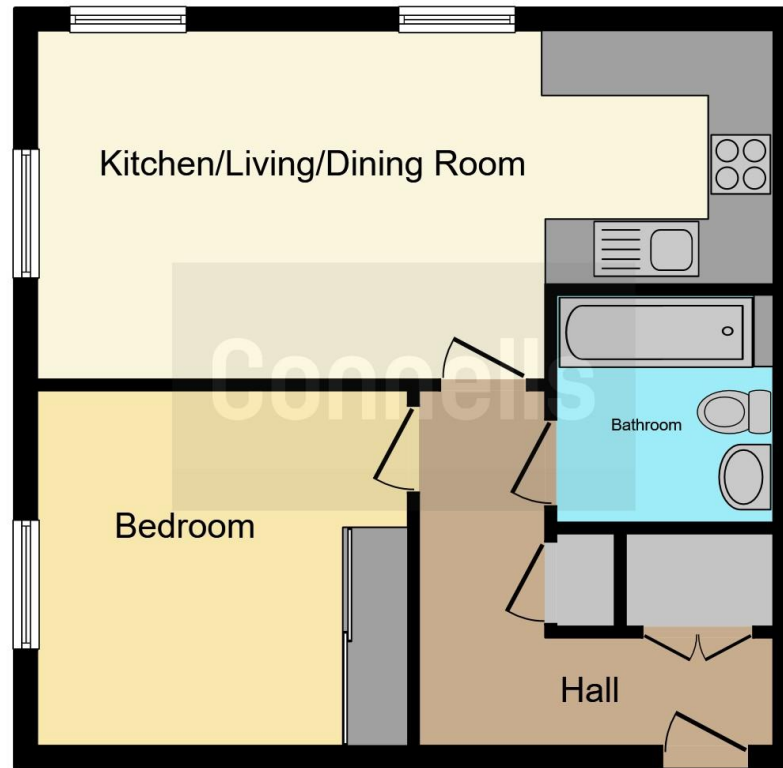
Bath with mixer tap and shower over, wash hand basin, push button WC, shaver point, part tiled walls, tiled floor.

Parking

One allocated parking space.







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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 550.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK313979

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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