NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Linnett House
Bedwyn Mews, Reading, Berkshire RG2 0PQ

£265,000

NO CHAIN: Set in the popular, residential area of Kennet Island, with its easy access to Green Park, the M4 and with good public transport links to the centre of Reading and the mainline station and Elizabeth Line, is this larger than expected two double bedroom apartment. The property benefits from two double bedrooms, an ensuite shower room, family bathroom, very large open plan living room with dining and kitchen area. The property has one allocated parking space. To see the space available, please call to arrange a viewing.

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- Kennet Island location
- Modern and well presented apartment
- One allocated parking space and two visitors spaces
- Secure bike storage
- EPC Rating TBC
- Two double bedrooms
- Easy access to M4 and good transport links to Reading Station
- Close to local amenities
- Local play areas and green spaces
- Council tax band C

Communal entrance
You enter the property via a large and spacious communal entrance with lifts to all floors and a sofa for visitors.

Hall



A carpeted entrance hall leading to the bedrooms, bathroom and living room with built in utility storage housing the washing machine.

Living Room
21'6" x 12'1" (6.57 x 3.7)



A very bright spacious living room with kitchen and dining area, benefitting with loads of natural light from two sides through three windows.

Kitchen/dining area



A modern and well equipped kitchen area with built in oven, hob and extractor, fridge freezer and space for a dishwasher.

Bedroom one
11'3" x 10'11" (3.45 x 3.35)



A very spacious double bedroom with a large window overlooking the front of the property and door to the ensuite shower room.

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Ensuite shower room
10'6" x 5'5" (3.22 x 1.66)



A modern and stylish ensuite shower room with tiled floor, shower, sink, WC and heated towel rail.

Bedroom two
10'11" x 8'11" (3.35 x 2.73)



A good sized double bedroom with a large window overlooking the front of the property.

Bathroom
7'0" x 6'3" (2.14 x 1.91)



A spacious and bright bathroom with tiled floor, bath, sink and WC.

Communal garden



Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electric

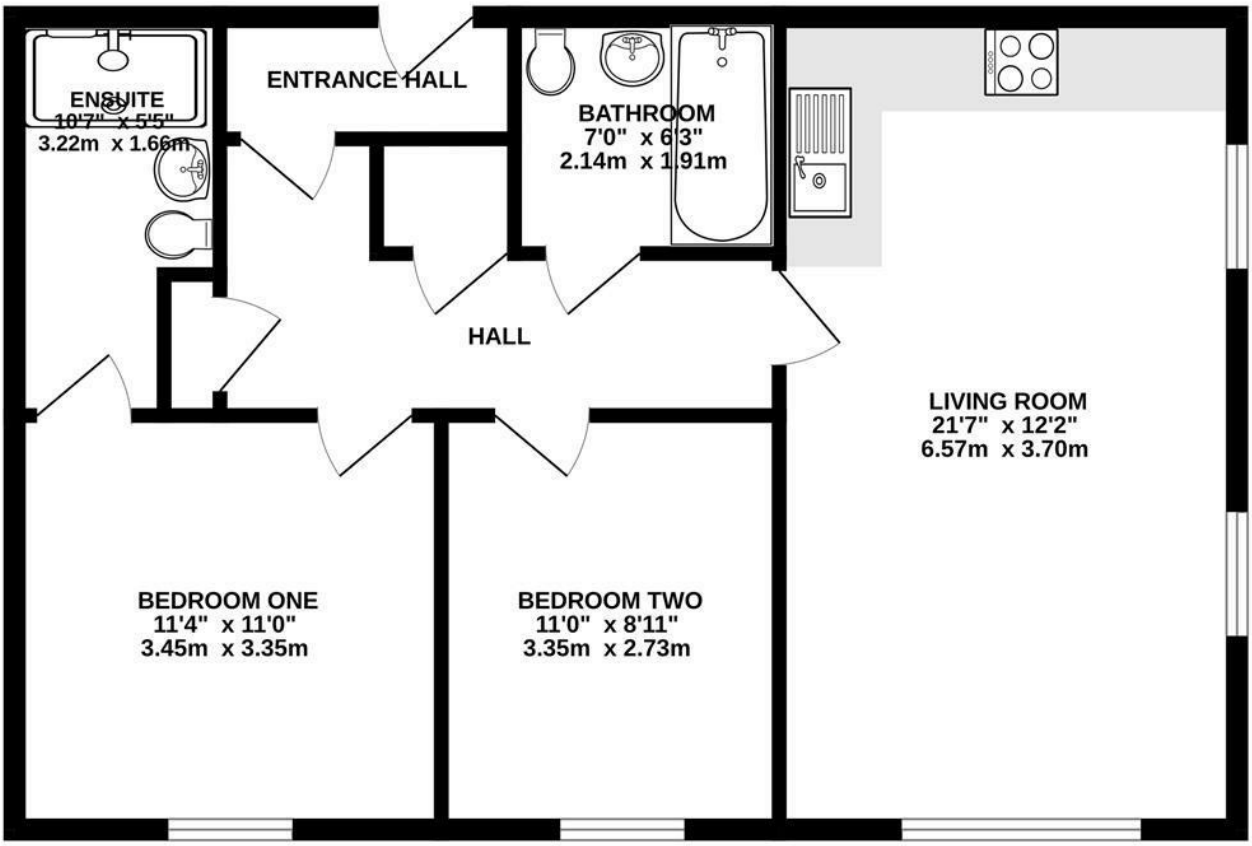
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

All appliances and services are untested.

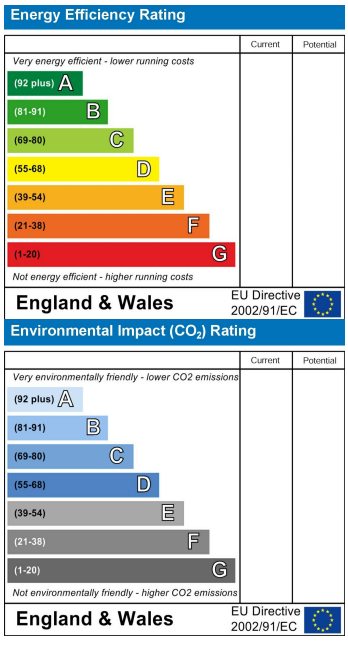
Tenure
Lease length: 125 years from 01/06/2017
Service charge: £2119.56 per annum
Ground Rent: TBC

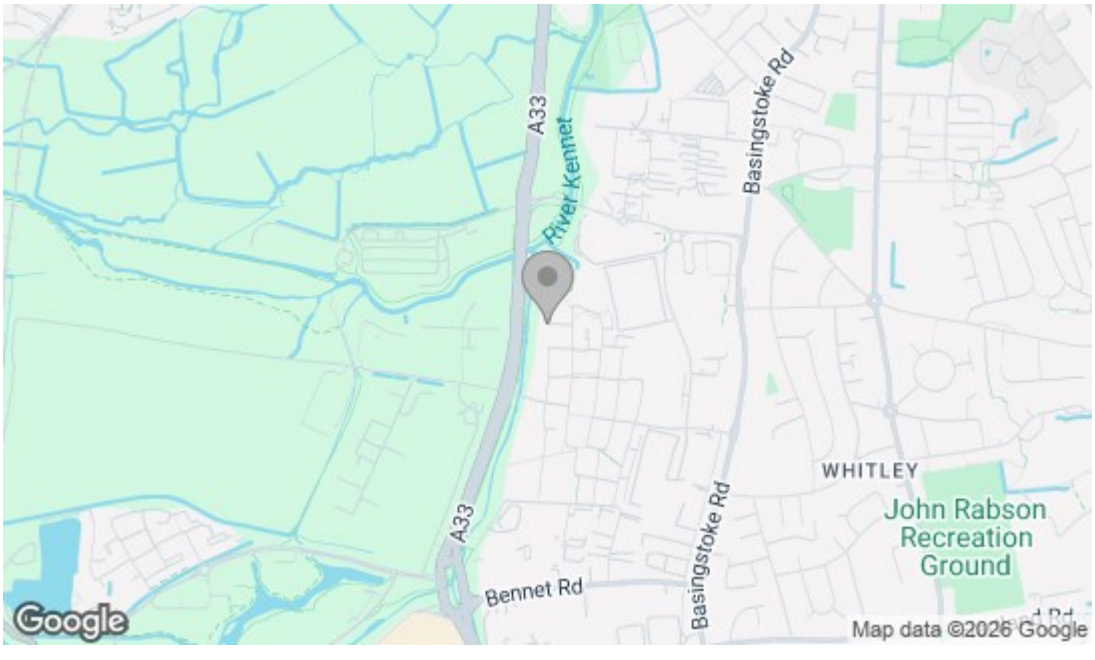
GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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