



Bespoke
ESTATE AGENTS

Flat 704, Skylark House
£300,000



Flat 704

Skylark House Drake Way, Reading

Stylish 2-bed penthouse in Kennet Island with open plan living, 30ft balcony, modern kitchen, en-suite, secure parking, lift access, and no onward chain.

Close to amenities and green spaces.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stunning penthouse apartment within the sought after Kennet Island development
- Impressive 30ft private balcony with elevated outlooks
- Spacious open plan living and dining area filled with natural light
- Contemporary fully integrated kitchen with granite worktops
- Integrated appliances including dishwasher, fridge freezer, oven and hob
- Two double bedrooms including principal bedroom with en-suite
- Stylish modern bathroom and en-suite shower room
- Secure gated underground allocated parking space
- Nature reserve and green open spaces located at the end of the development
- No onward chain allowing for a smoother purchase process

Residents Entrance Lobby

A stylish and welcoming communal entrance designed to reflect the quality of the development, featuring impressive double-height ceilings, contemporary finishes, secure entry system and lift access to all floors. The beautifully maintained lobby creates an immediate sense of space and modern apartment living from the moment you arrive.

Entrance Hall

A bright and spacious entrance hall providing access to all principal rooms, complete with modern finishes, clean neutral décor and useful storage space. The hallway sets the tone for the apartment's light and contemporary feel throughout.

Living Room

24' 10" x 12' 7" (7.57m x 3.84m)

A beautifully presented open plan living and dining space filled with natural light from large windows and glazed doors leading onto the balcony. The room offers ample space for both relaxing and entertaining, whilst seamlessly connecting with the modern fitted kitchen to create a sociable and versatile living environment.

Kitchen

A sleek contemporary kitchen fitted with a range of modern high gloss units complemented by contrasting granite work surfaces and integrated appliances including oven, hob and extractor, dishwasher, fridge and freezer. Designed with both practicality and style in mind, the kitchen flows effortlessly into the main living area.

Bedroom One

16' 10" x 10' 7" (5.13m x 3.23m)

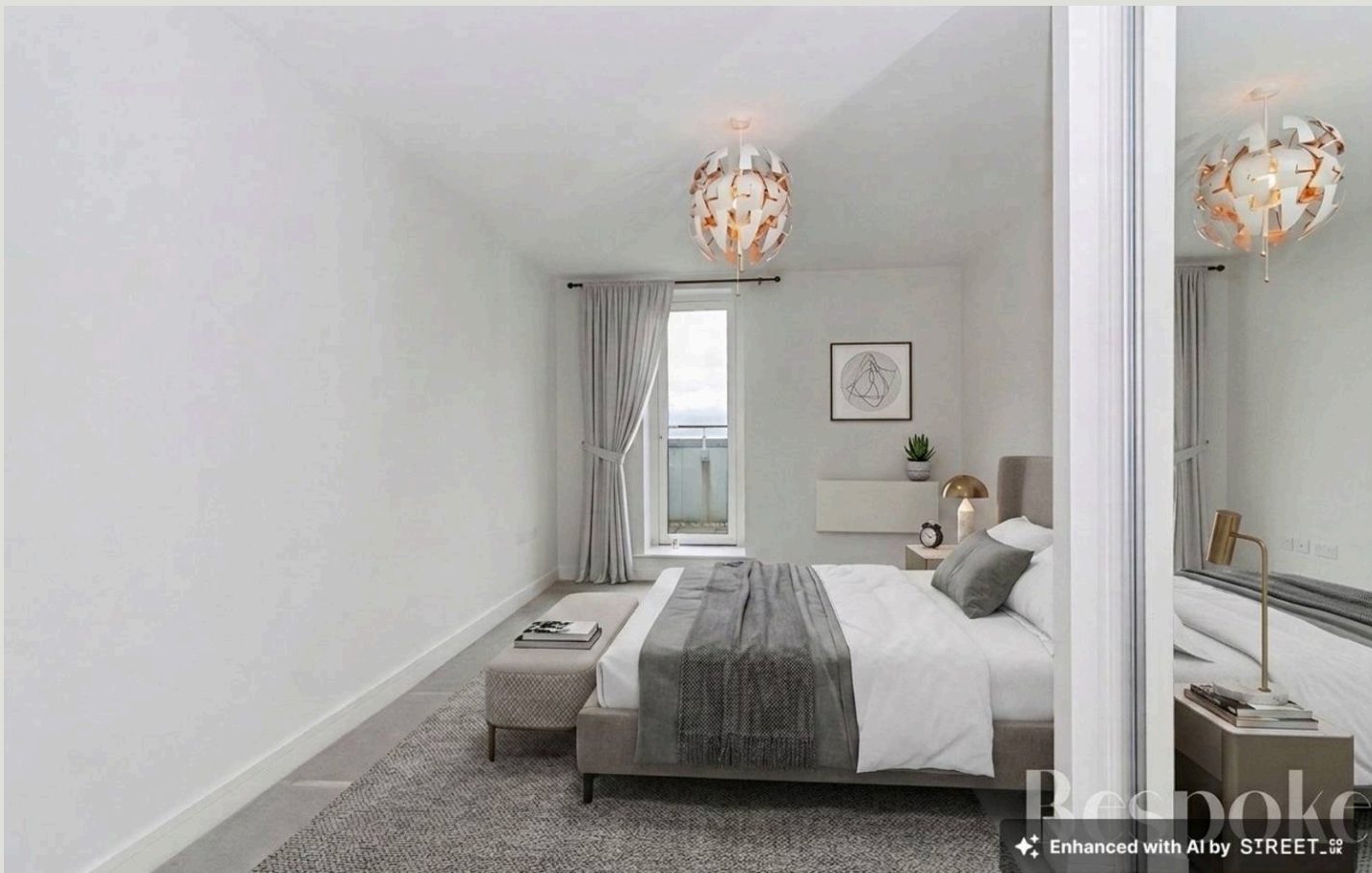
A spacious principal bedroom featuring a bright and calming atmosphere with space for freestanding furniture and direct access to the en-suite shower room. Beautifully presented throughout, the room offers a comfortable and relaxing retreat.

en-suite

A modern en-suite fitted with a walk-in shower, wash hand basin and WC, finished with contemporary tiling and stylish fittings to create a clean and sophisticated space.

Bedroom Two





GARDEN

A standout feature of the apartment is the impressive private balcony extending to approximately 30ft in length, providing an excellent outdoor entertaining and seating space. Enjoying elevated views across the surrounding area and greenery, the balcony creates a seamless extension of the living accommodation and offers the perfect setting for morning coffee, outdoor dining or relaxing evenings.

COMMUNAL GARDEN

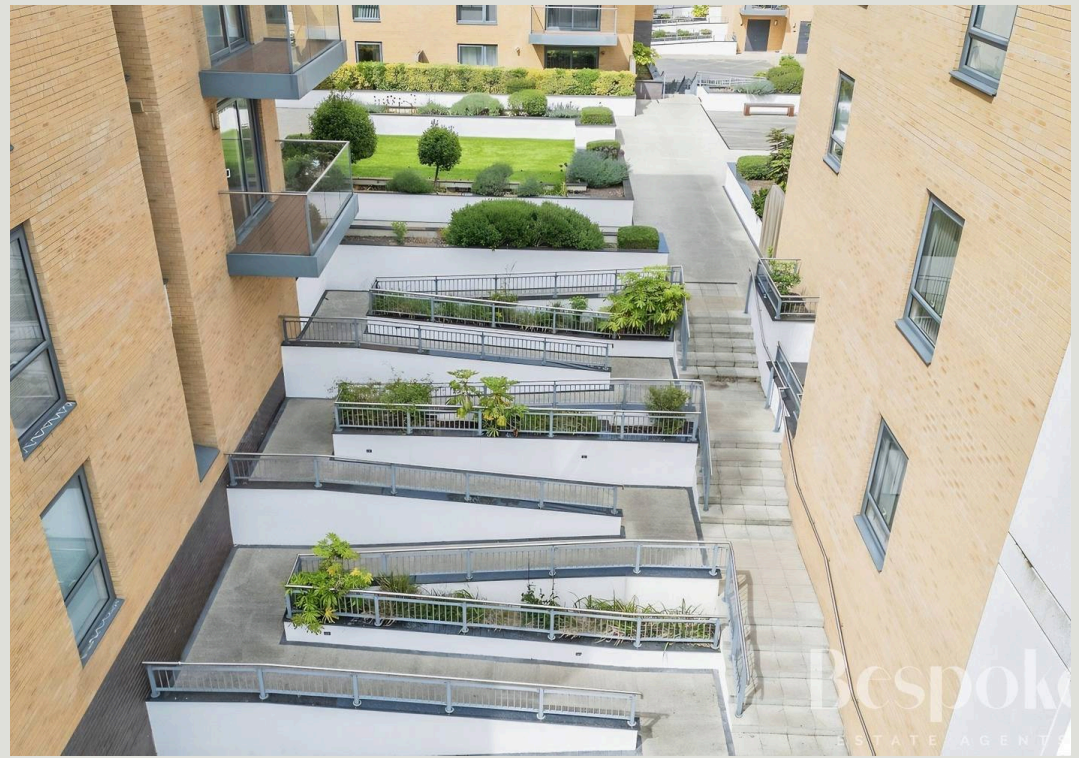
The development is surrounded by beautifully maintained communal gardens featuring established planting, manicured lawns and attractive seating areas, creating a peaceful outdoor environment for residents to relax and enjoy throughout the year. Thoughtfully designed pathways and colourful flowerbeds further enhance the setting, adding to the development's premium lifestyle appeal.

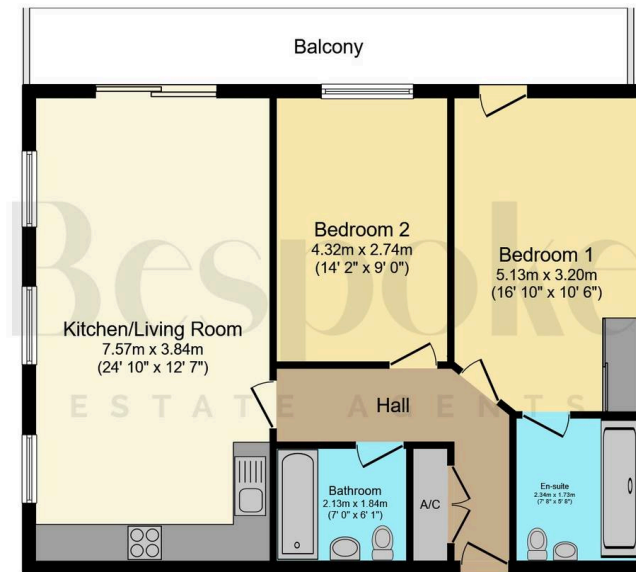
SECURE GATED

1 Parking Space

The property benefits from a secure gated underground allocated parking space, ideally positioned directly beside the lift and access entrance to the building, providing exceptional day-to-day convenience together with added security and peace of mind.







Floor Plan

Total floor area: 74.7 sq.m. (804 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