



**bespoke** Estate Agents

Cygnets House Drake Way, Reading  
£290,000



## Flat 405

### Cygnnet House Drake Way, Reading

Stunning two-bedroom penthouse apartment within the sought-after Kennet Island development, offering dual-aspect open-plan living, a south-facing balcony, en-suite principal bedroom, secure undercroft parking and far-reaching views.

Council Tax band: C Tenure: Leasehold EPC Rating: C

- Stunning Penthouse apartment with dual-aspect living accommodation and far-reaching views across Reading and surrounding green spaces.
- Impressive open-plan living space with floor-to-ceiling glazing, creating a bright and contemporary environment.
- Private south-facing balcony, ideal for morning coffee, outdoor dining and enjoying sunshine throughout the day.
- Spacious principal bedroom with fitted wardrobes and a modern en-suite shower room.
- Versatile second double bedroom, perfect as a guest room, home office or nursery.
- Contemporary kitchen with integrated appliances and dedicated dining space, ideal for modern living.
- Secure allocated undercroft parking with remote-controlled access and internal fob entry to the building.
- Located within the sought-after Kennet Island development, offering excellent access to Reading, Green Park and the M4.
- Secure entry system, lift access and beautifully maintained communal areas throughout the development.
- An exceptional lifestyle apartment combining security, convenience, natural light and outstanding views.

### Communal Entrance

Cygnets House has well-maintained communal grounds, with secure entry provided via an audio intercom system. Residents benefit from lift and stair access to the fourth floor, where the apartment occupies a particularly desirable position within the building.

### Entrance Hall

A welcoming entrance hall provides access to all principal rooms and creates an excellent first impression, setting the tone for the light and contemporary accommodation beyond. A particularly useful feature is the large storage/utility cupboard, which incorporates plumbing for a washing machine, allowing everyday appliances to be neatly concealed and helping to maintain the sleek, uncluttered aesthetic that defines modern apartment living.

### Living Room

12' 11" x 11' 1" (3.93m x 3.39m)

A particular feature of the apartment is the impressive dual-aspect reception room, flooded with natural light courtesy of its floor-to-ceiling east-facing windows and southerly aspect balcony doors. This superb living space provides ample room for both seating and entertaining areas, whilst the elevated position affords attractive rooftop views and a wonderful sense of openness. The seamless connection to the balcony creates an ideal environment for modern living, whether enjoying a morning coffee in the sunshine or entertaining friends on a summer evening.

### Kitchen

12' 9" x 10' 2" (3.89m x 3.09m)

Open-plan to the reception area whilst remaining clearly defined, the kitchen and dining space has been thoughtfully designed to maximise both practicality and lifestyle appeal. The contemporary kitchen is fitted with a comprehensive range of eye and base level units with complementary work surfaces over, incorporating a range of integrated appliances. There is ample space for a dining table, creating a sociable setting for everyday dining and entertaining alike, all enhanced by the abundance of natural light that flows throughout the apartment.



### Balcony

12' 4" x 4' 7" (3.75m x 1.39m)

A real highlight of the property is the generous private balcony, enjoying a predominantly southerly aspect and offering an excellent degree of privacy together with far-reaching views over the surrounding area and adjacent green spaces. Providing ample room for seating and al fresco dining, this wonderful outdoor space acts as a natural extension of the living accommodation.

### Bedroom 1

15' 9" x 10' 6" (4.81m x 3.20m)

The principal bedroom is a particularly impressive room, offering generous proportions together with fitted wardrobes and the benefit of a private en-suite shower room. The room enjoys a bright and airy feel, with ample space for additional bedroom furniture, creating a comfortable and relaxing retreat.

### En-suite

7' 7" x 6' 7" (2.30m x 2.00m)

The contemporary en-suite is fitted with a modern white suite comprising a shower enclosure, wash hand basin with storage beneath and low-level WC, complemented by stylish tiling and contemporary fittings.

### Bedroom 2

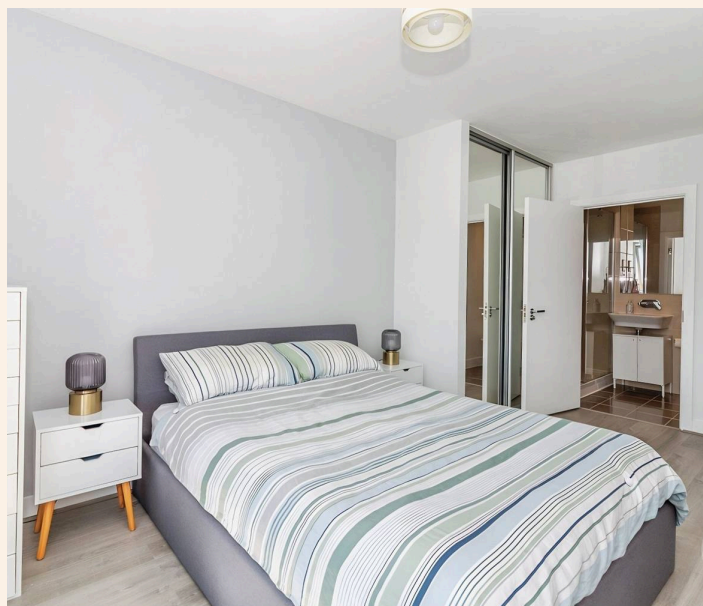
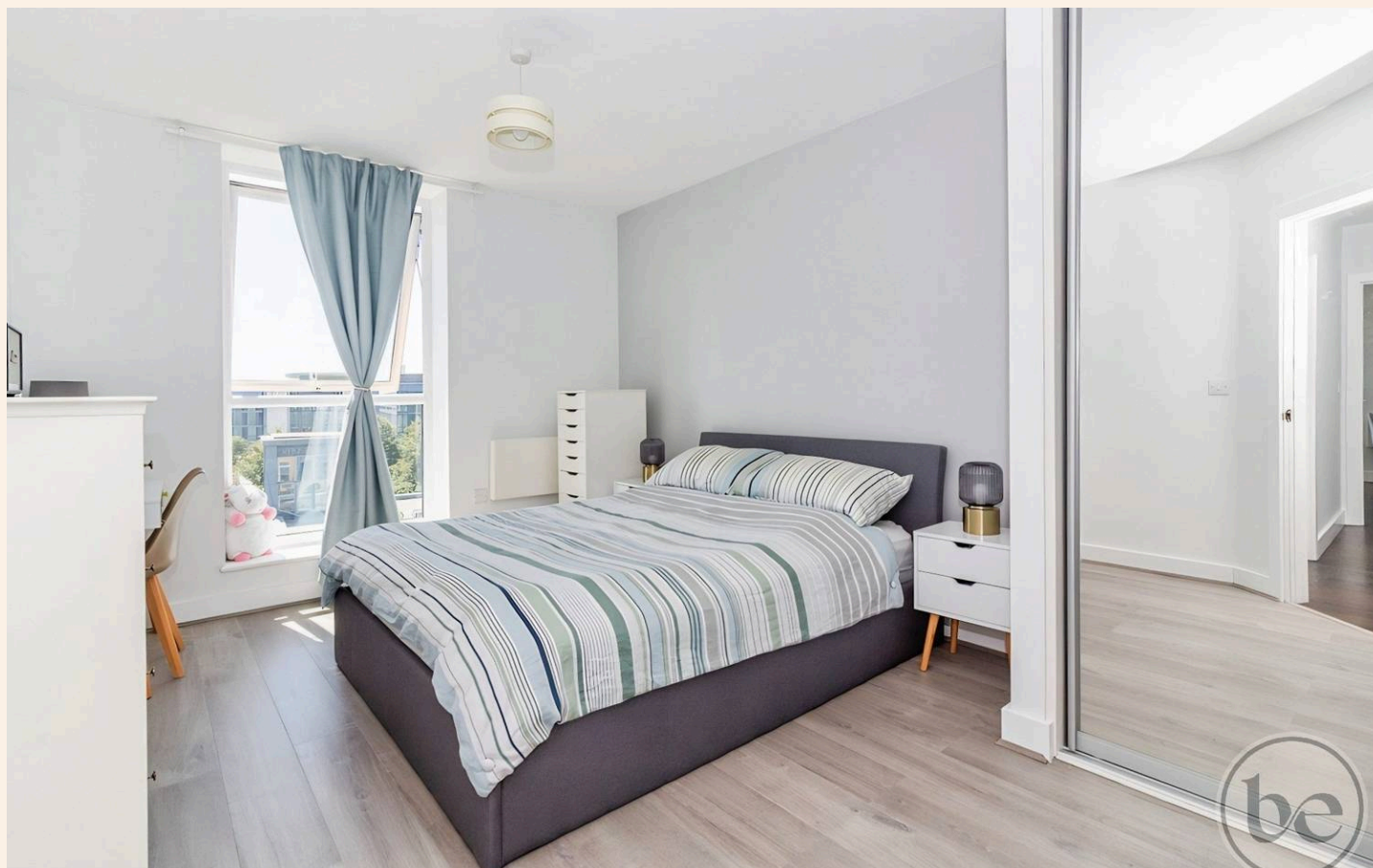
11' 1" x 9' 2" (3.39m x 2.80m)

A well-proportioned second double bedroom, currently arranged as a guest bedroom and home working space, offering excellent versatility for a variety of buyers, whether as a guest room, nursery or dedicated home office.

### Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

The main bathroom is finished to a high standard and comprises a panel-enclosed bath with shower over, wash hand basin and low-level WC, complemented by contemporary tiling and fitted storage.

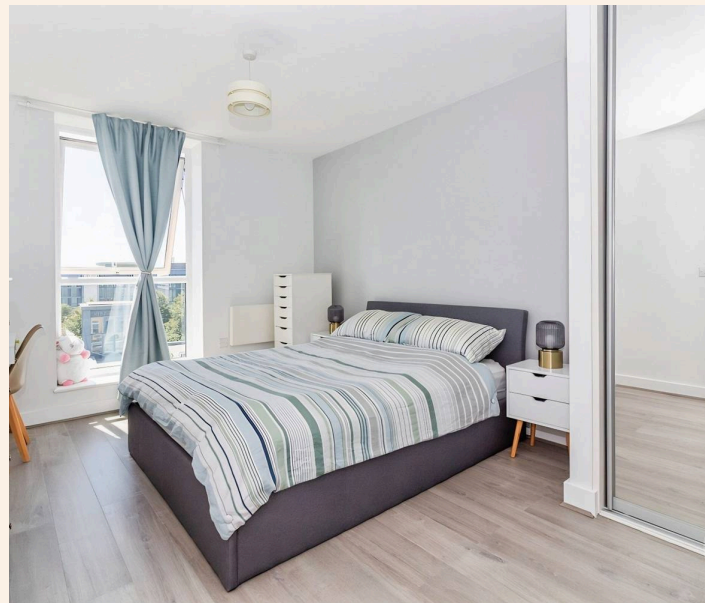




## SECURE GATED

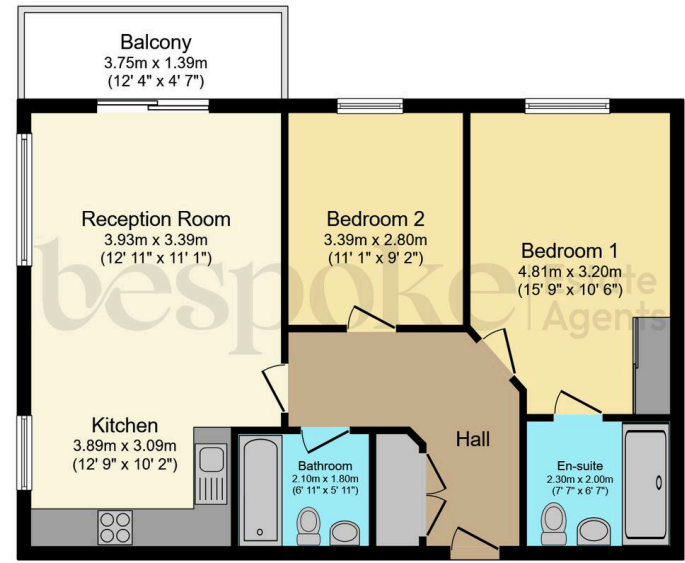
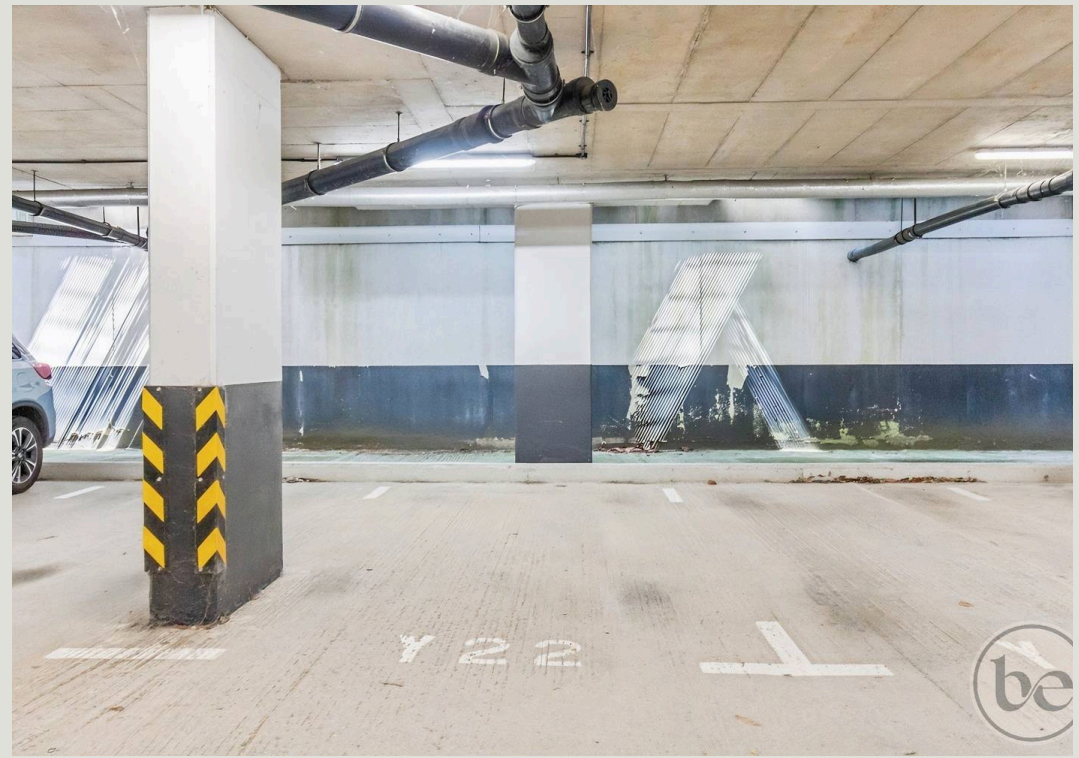
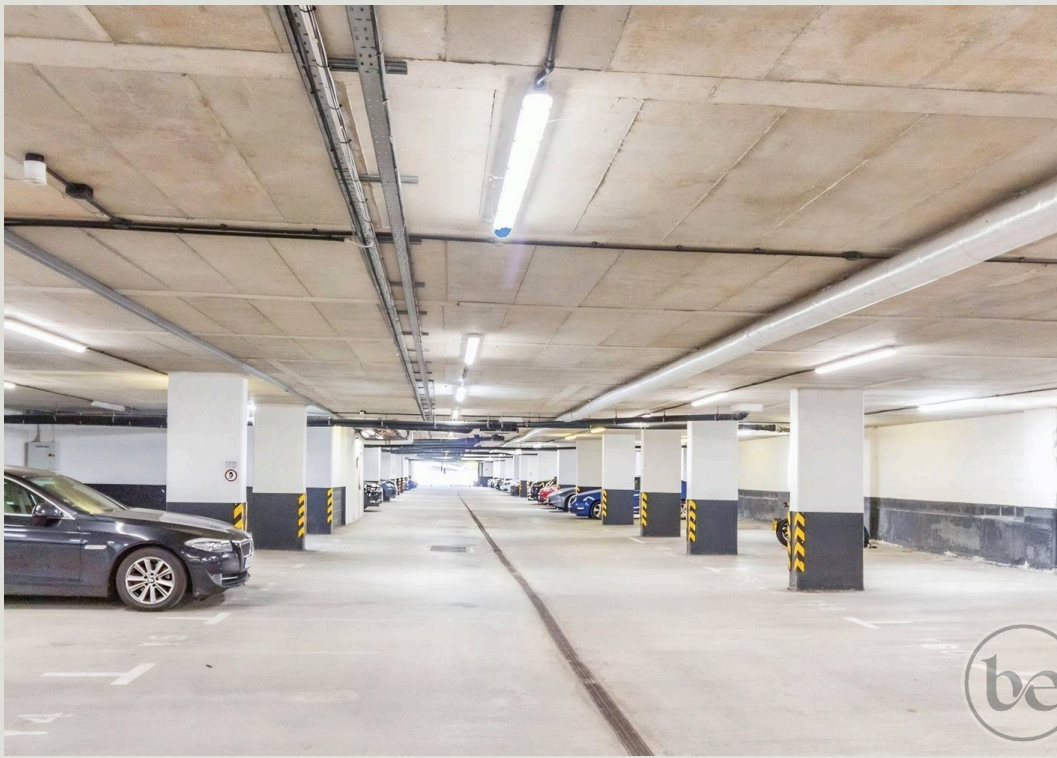
### 1 Parking Space

The property benefits from a secure allocated undercroft parking space, accessed via remote-controlled entry gates, providing both convenience and peace of mind. Residents also enjoy the added security of direct fob-controlled access from the parking area into the building itself, allowing you to move seamlessly between your car and apartment without stepping outside, a particularly attractive feature during the winter months or for those returning home late in the evening. In addition, there are a number of additional parking bays located throughout Kennet Island, with several situated in close proximity to Cygnet House, providing convenient options for visitors.









Fourth Floor

Total floor area: 66.5 sq.m. (715 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