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Flat 206, Peregrine House Reading

£250,000



Flat 206

Peregrine House Bedwyn Mews, Reading

A spacious two-bedroom, two-bathroom second-floor apartment built by Berkeley Group, situated at the quieter nature reserve end of Kennet Island. Features include a 22 ft open-plan kitchen/living room, fitted wardrobes, en-suite, lift access, communal gardens and secure allocated parking. Offered with no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Bright second-floor apartment with an elevated outlook
- No onward chain for a potentially straightforward purchase
- Built by the highly regarded Berkeley Group
- Desirable nature reserve end of Kennet Island
- Two well-proportioned double bedrooms
- Main bedroom with fitted wardrobes and en-suite
- Impressive 22 ft open-plan kitchen/living room
- Lift access, welcoming lobby and secure entry system
- Allocated parking close to the building plus visitors parking
- Landscaped communal gardens with seating areas

Communal Entrance

The building is entered through a secure communal entrance with intercom access. A welcoming seating area provides a comfortable place to receive guests, while stairs and a lift serve all floors. Residents also benefit from direct access to the secure private car park.

Hall

A welcoming entrance hall provides access to every room within the apartment and includes useful built-in storage.

Living Room

22' 2" x 12' 0" (6.76m x 3.66m)

The bright and spacious living area forms part of an impressive open-plan room measuring approximately 22'2" x 12'0". Generous windows bring in plenty of natural light, while the well-proportioned layout provides ample space for comfortable seating and a dining table.

Kitchen

The contemporary kitchen is arranged along one side of the open-plan living space, creating a sociable yet clearly defined cooking area. It is fitted with a range of modern units, complementary work surfaces and integrated appliances.

Bedroom 1

15' 9" x 10' 5" (4.80m x 3.18m)

A particularly generous principal bedroom measuring approximately 15'9" x 10'5". The room comfortably accommodates a double bed and benefits from extensive mirrored fitted wardrobes, together with its own private shower room.

Shower Room

7' 7" x 5' 4" (2.31m x 1.63m)

The principal bedroom is complemented by a modern en-suite shower room, fitted with a shower enclosure, wash basin and WC.





Bedroom 2

10' 7" x 9' 2" (3.23m x 2.79m)

A well-proportioned second double bedroom measuring approximately 10'7" x 9'2". Its regular shape allows space for a double bed and additional bedroom furniture, making it equally suitable as a guest room or home office.

Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)

The modern principal bathroom is fitted with a bath and shower over, wash basin and WC, finished with contemporary tiling.

Communal Garden

Residents enjoy access to attractive landscaped communal gardens, thoughtfully arranged around a central lawn with established planting, raised beds, pathways and decked seating areas. The gardens provide a pleasant and well-maintained outdoor space in which to sit, relax and enjoy the surroundings.

ALLOCATED PARKING

1 Parking Space

Allocated parking space for residents, additional parking available for visitors in designated bays.



