HASLAMS Sales

Kennet Walk

£180,000

Reading, RG1 3GF



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Offered to the market with no onward chain, this well-presented and spacious apartment enjoys attractive riverside views and is ideally positioned for convenient access to Reading town centre and its extensive range of shops, restaurants and amenities. The property offers generous, well-proportioned accommodation, centred around a bright and spacious open-plan living area, incorporating space for both relaxing and dining. The layout provides a comfortable and practical living environment, with the added benefit of attractive views towards the river, creating a pleasant outlook. Further benefits include allocated parking and a convenient location for access to Reading mainline station, the Elizabeth Line and the town centre. An excellent opportunity for first-time buyers, professionals or investors alike, with an internal viewing highly recommended.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- No onward chain
- Spacious 1 bedroom apartment
- Riverside views
- Open plan living space
- Allocated parking
- Easy access to Reading town centre









Council tax band C
Council- RBC

Additional information:

Parking
The property has an allocated parking space

Years remaining:973
Service charge: £1723 pa
Ground rent: £150
Ground rent review period: Every 25 years, in line with RPI, next review 2031
Lease details provided from previous sales within the development

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

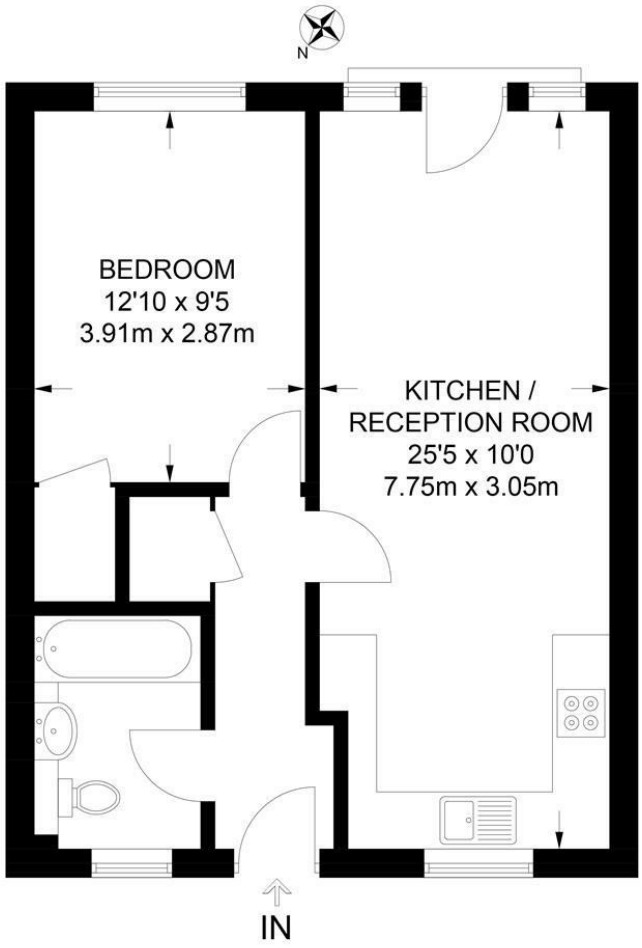
Septic tank - We understand the septic tank will not be compliant with the new General Binding Rules, prospective purchasers will need to check their obligations prior to submitting an offer, information is available on the gov.uk website “Septic tanks and sewage treatment plants”

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Probate
The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted on

Floorplan



THIRD FLOOR

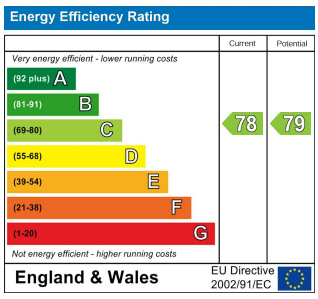
APPROXIMATE GROSS INTERNAL AREA
507 SQ FT / 47.1 SQ M

This plan has been drawn for illustrative and identification purposes only.



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.