

Nightingale House, Drake Way, Reading, RG2 0PD

2 1 2

Guide Price £270,000 *Leasehold*

A Contemporary Two Bedroom Second Floor Apartment in the Popular Kennet Island Development Offered To the Market Chain Free

This well presented contemporary two bedroom second floor apartment has been re-decorated and re-carpeted throughout and is being sold with no chain complications. The property comprises two generous double bedrooms, including a principal bedroom with en suite shower room, a modern three-piece bathroom suite, and a spacious open-plan living area incorporating a stylish fitted kitchen with integrated appliances. The living space opens onto a large private balcony, providing an ideal area for relaxing or entertaining. Further benefits include lift access, secure gated allocated parking, and well-maintained communal areas. Ideally positioned for excellent connectivity, the property offers convenient access to Junction 11 of the M4, Green Park, and Reading town centre, with regular bus services and dedicated cycle routes nearby. This delightful apartment would make and ideal first time buy, suit someone downsizing or is a great Investment opportunity with a potential rental yield in excess of 7%.

KEY FEATURES

- Recently Decorated and Re-carpeted Throughout
- Ideal First Time Buy or Investment Opportunity
- Potential Rental Yield of 7%
- Modern Second Floor Apartment
- Spacious Open Plan Living Space with a Large Balcony
- Two Double Bedrooms
- Two Bathrooms
- Secure Gated Allocated Parking
- Lift Access



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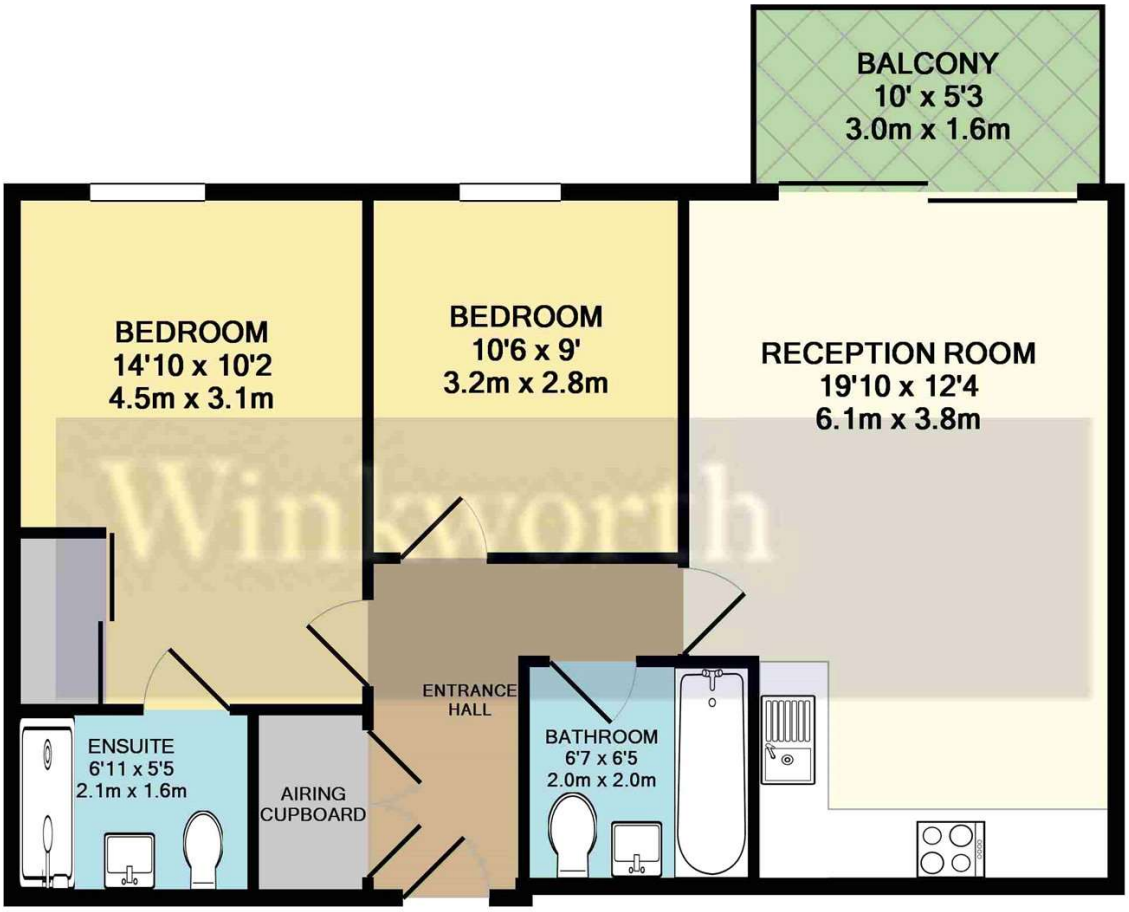






MATERIAL INFO

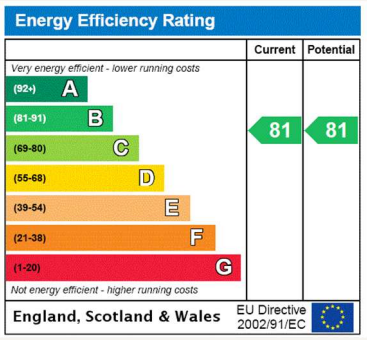
Tenure: Leasehold
Term: 978 year and 2 months
Service Charge: £2764.26 per annum
Ground Rent: £ 450 Annually (subject to increase)
Council Tax Band: C
EPC rating: B



TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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