



Nightingale House, Drake Way, Reading, Berkshire, RG2 0PD 2 1 2

£290,000 *Leasehold*

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

A modern and well-presented two-bedroom second floor apartment, situated within the highly sought-after Kennet Island development. The property comprises of two generous double bedrooms, including a principal bedroom with en suite shower room, a contemporary 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. The property is being sold chain free, making it an ideal purchase for both owner-occupiers and investors alike.

KEY FEATURES

- Modern Second Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Council tax band C
- Large Private Balcony
- Secure Gated Allocated Parking



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MATERIAL INFO

Tenure: Leasehold

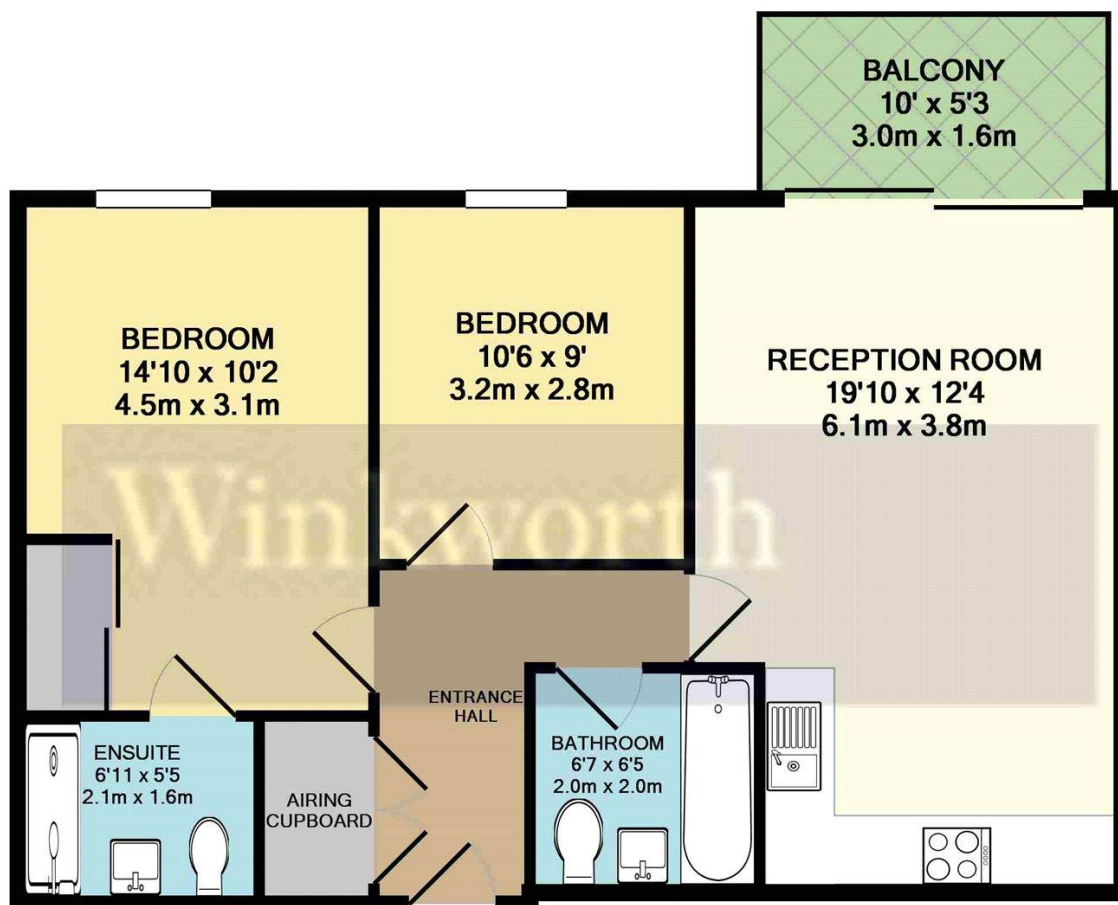
Term: 978 year and 10 months

Service Charge: £2764.26 per annum

Ground Rent: £ 450 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

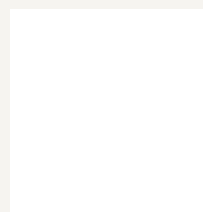


TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/REA260158>

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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