



BEDWYN MEWS, KENNET ISLAND, READING, RG2 0PR
£300,000 LEASEHOLD

****INVESTMENT BUYERS ONLY** - A TWO BEDROOM THIRD FLOOR APARTMENT WITH A BALCONY AND SITUATED WITHIN THE SOUGHT-AFTER KENNET ISLAND DEVELOPMENT**

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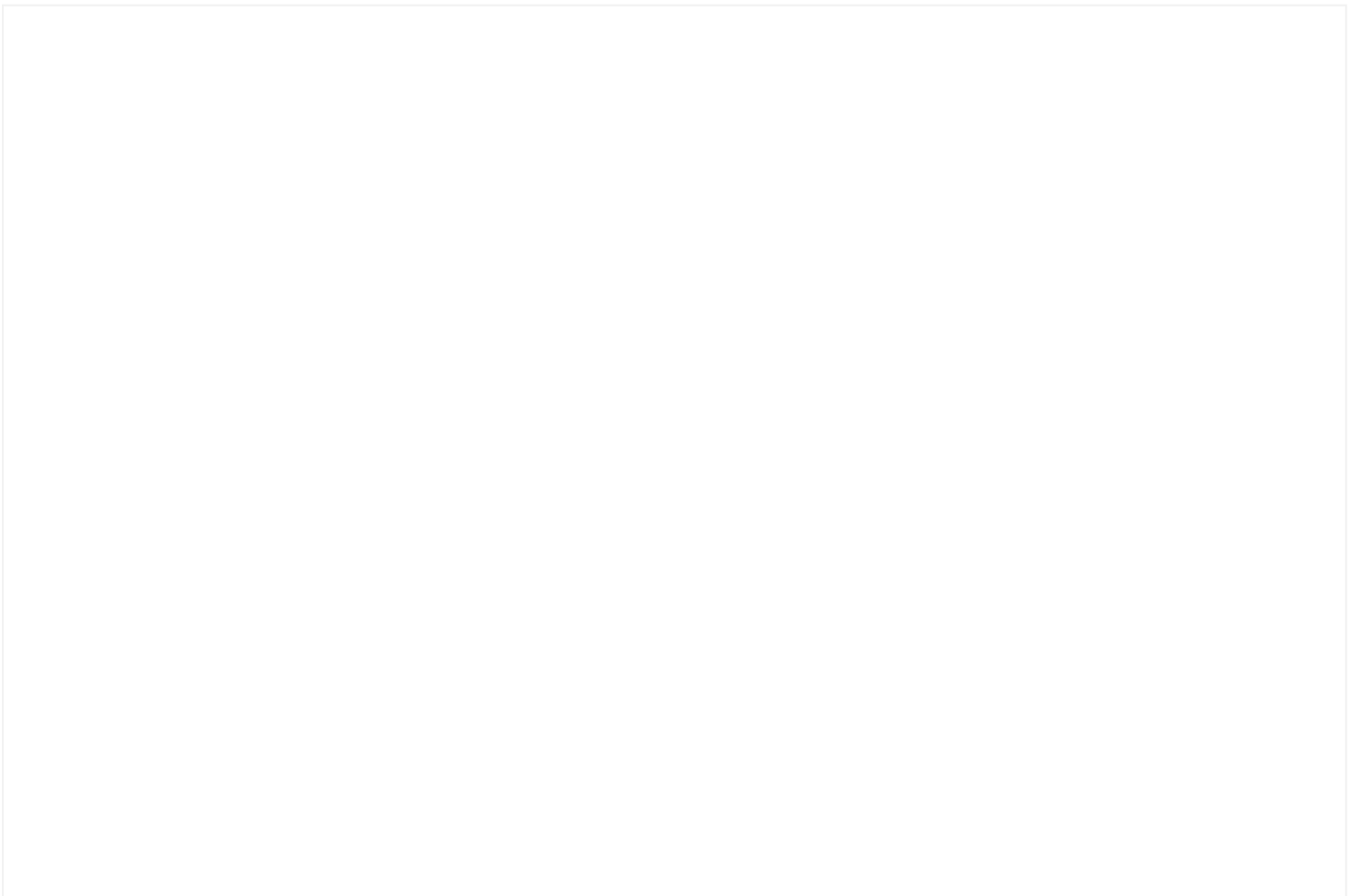
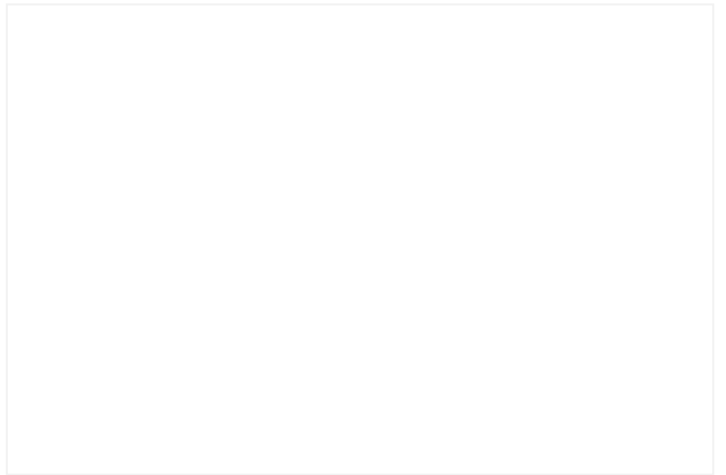
DESCRIPTION:

This well presented third floor apartment is available as a turn-key investment with a fully referenced tenant in situ and would make an ideal investment purchase currently generating £18,000 rental income per annum (6 % gross yield). Built by Berkeley Homes and situated on the ever popular Kennet Island development, conveniently located close to junction 11 of the M4 and Green Park and offering excellent access in to Reading Town Centre with regular bus services and cycle routes. Kennet Island also benefits from the Piazza which provides a good range of facilities along with a private hospital and the Hilton Hotel. The property comprises; two double bedrooms, bathroom, en suite to bedroom one and an open-plan lounge/kitchen with integrated appliances. The property benefits from a balcony, lift access and gated allocated parking.

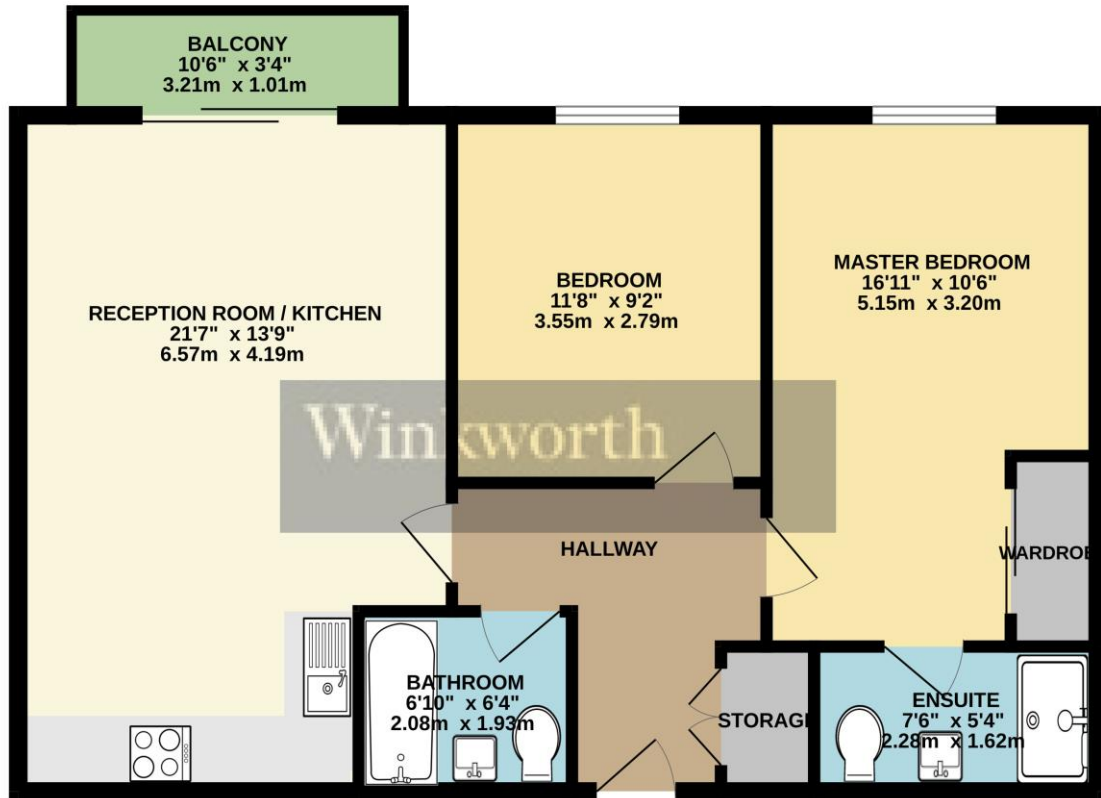
AT A GLANCE

- Investment Buyers Only - Available with tenants in situ
- Generating £18,000 Rental Income Per Annum (6 % gross Yield)
- Third Floor Apartment With Private Balcony
- Two Double Bedrooms
- Modern fitted kitchen with integrated appliances
- Two bathrooms
- Gated allocated parking space



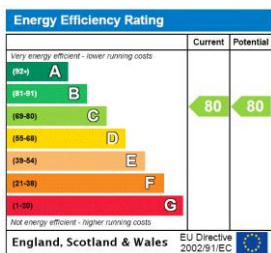


THIRD FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold
Term: Expires - 01/01/3005
Service Charge: £2400 per annum
Ground Rent: £ 480 Annually (subject to increase)
Council Tax Band: C

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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