

KENNET STREET, READING, BERKSHIRE, RG1 4AQ  
**£285,000 LEASEHOLD**

## FOURTH FLOOR PURPOSE BUILT APARTMENT WITH AN OPEN PLAN LIVING ROOM/ KITCHEN

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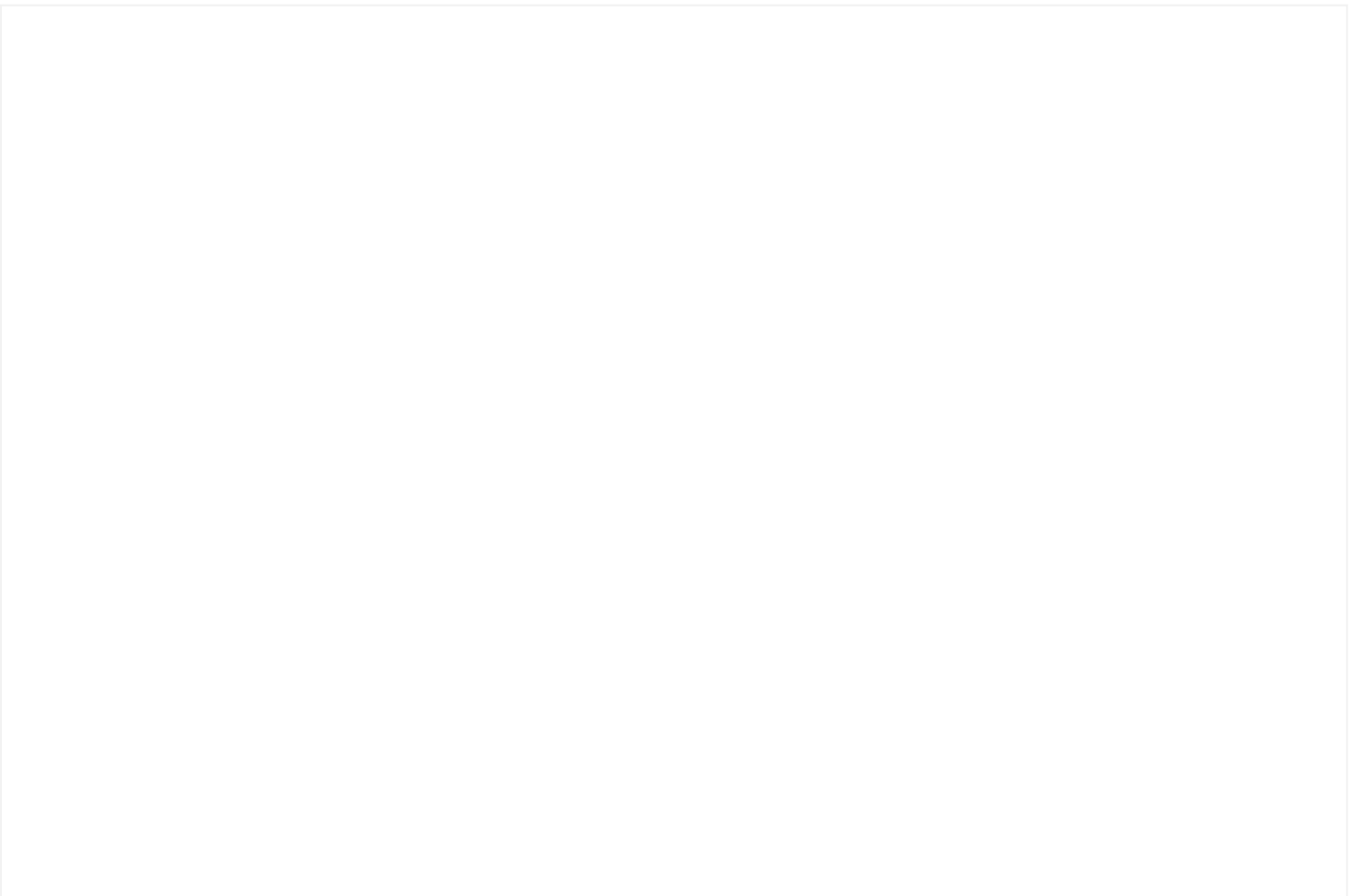
## DESCRIPTION:

Presenting this modern and stylish two bedroom apartment located on the fourth floor with a lift for convenience. Situated in purpose-built development, this property boasts a range of desirable features. Benefitting from parking facilities, along with an entry phone for security and convenience. The apartment itself offers a contemporary living space, designed for modern living. The open-plan layout creates a bright and spacious atmosphere, with natural light along with well-defined living space. The bedrooms are both doubles bedroom one has an ensuite shower room. Ideally located in a sought-after area, this property offers easy access to amenities and transport links along with a communal roof terrace.

## AT A GLANCE

- Fourth floor
- Two double bedrooms
- En Suite shower room
- Open plan living room/kitchen
- Communal roof terrace
- Parking
- Entry phone
- Lift







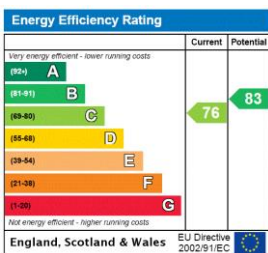
Approximate total area<sup>(1)</sup>  
 858.91 ft<sup>2</sup>  
 79.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 - 29/10/3003  
**Service Charge:** £3540.62 per annum  
**Ground Rent:** £ 175 Annually (subject to increase)  
**Council Tax Band:** D

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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