



BEDWYN MEWS, KENNET ISLAND, READING, RG2 0PR
£285,000 LEASEHOLD

MODERN TWO BEDROOM THIRD FLOOR APARTMENT ON THE POPULAR KENNET ISLAND DEVELOPMENT

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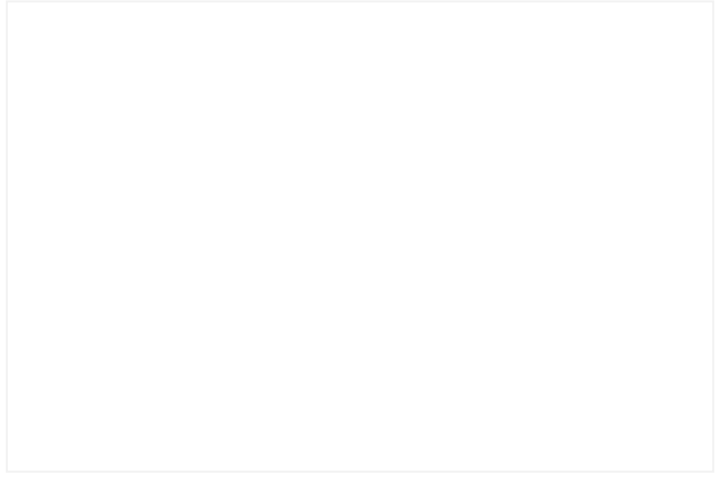
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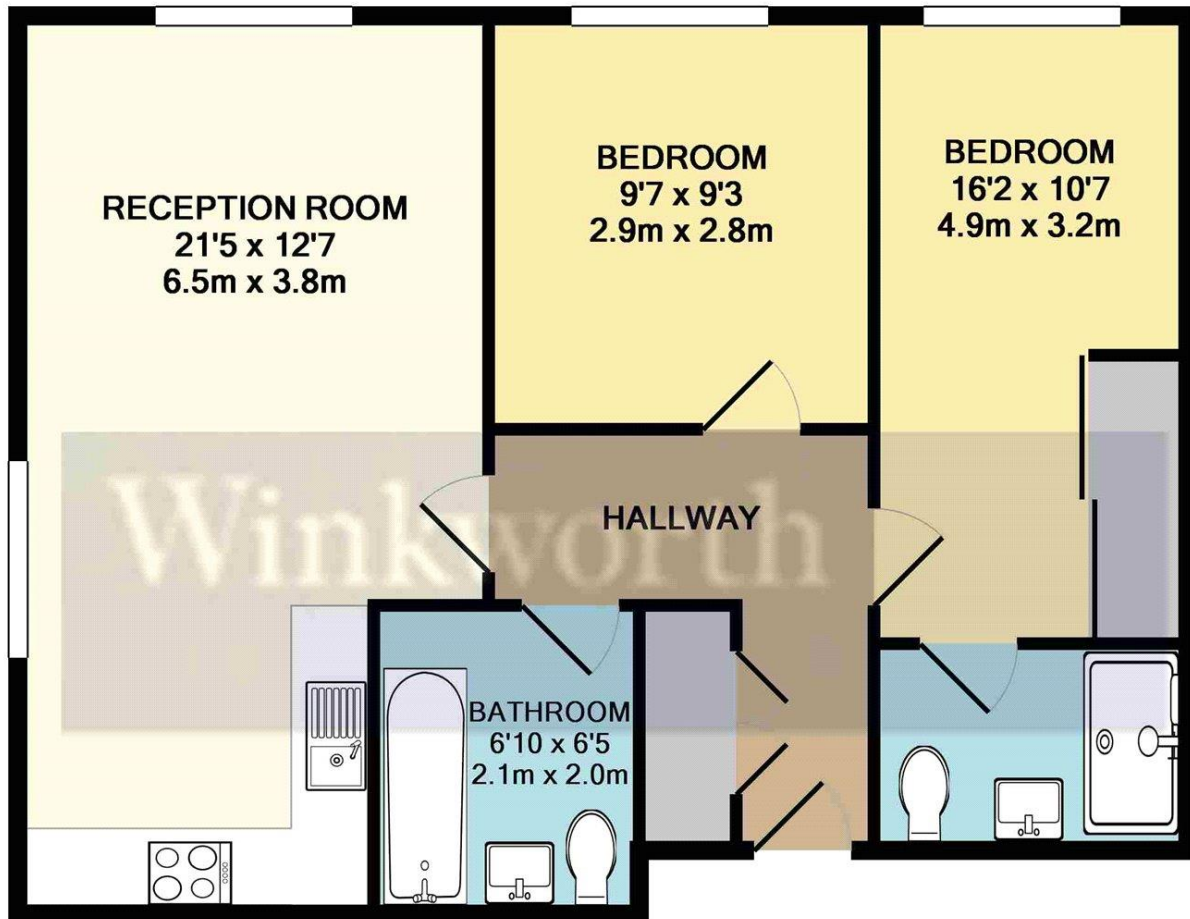
Modern two bedroom third floor apartment in the popular Kennet Island Development. Conveniently located close to junction 11 of the M4 and Green Park and offering excellent access in to Reading Town Centre with regular bus services and cycle routes. Accommodation comprises two double bedrooms; a three piece bathroom suite; en suite shower room to the master bedroom and an open plan lounge/kitchen with integrated appliances. The property benefits from lift access, allocated secure under ground parking space as well as a visitor permit for a second car. This apartment would make an ideal first time or investment purchase.

AT A GLANCE

- Modern apartment
- Third Floor (with lift access)
- Two Double Bedrooms
- Two Bathrooms
- Kitchen with integrated appliances
- Council tax band C
- Secure underground parking
- 980 year lease







TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

Tenure: Leasehold
Term: Expires - 09/04/3004
Service Charge: £2521.56 per annum
Ground Rent: £ 450 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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