



## Skylark House, Drake Way, Reading, Berkshire, RG2 0PA

Guide Price £300,000 *Leasehold*



Modern two bedroom fourth floor apartment in the popular Kennet Island Development Offered With No Onward Chain

A modern and well-presented two-bedroom fourth floor apartment, situated within the highly sought-after Kennet Island development offered to the market with no chain. The property is well planned and presented throughout, comprising a spacious open-plan living area that provides clearly defined sitting and dining spaces, ideal for both relaxing and entertaining. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish en suite shower room. A well-appointed three-piece family bathroom serves the remaining accommodation.

Externally, the property boasts a large private balcony, providing excellent outdoor space for seating and entertaining. Ideally positioned for excellent connectivity, the property offers convenient access to Junction 11 of the M4, Green Park, and Reading town centre. Further benefits include lift access within the building and an allocated parking space, adding both convenience and security.

### KEY FEATURES

- Modern Kennet Island apartment
- Two double bedrooms
- Large private balcony
- Council tax band C
- Allocated parking
- No Onward Chain



### Reading

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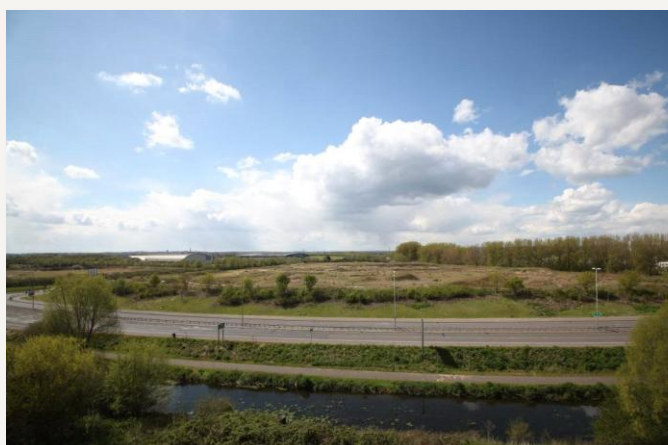
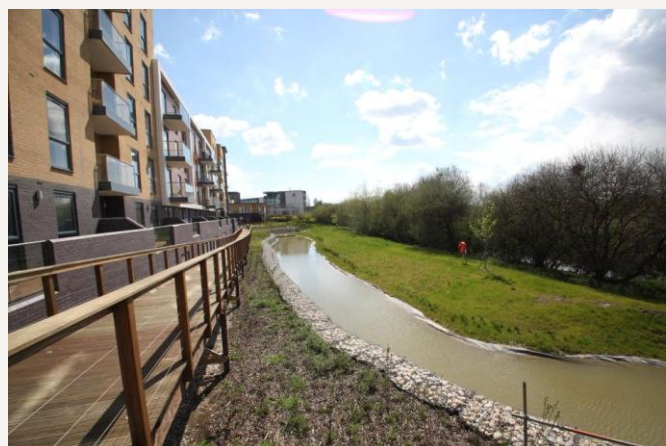
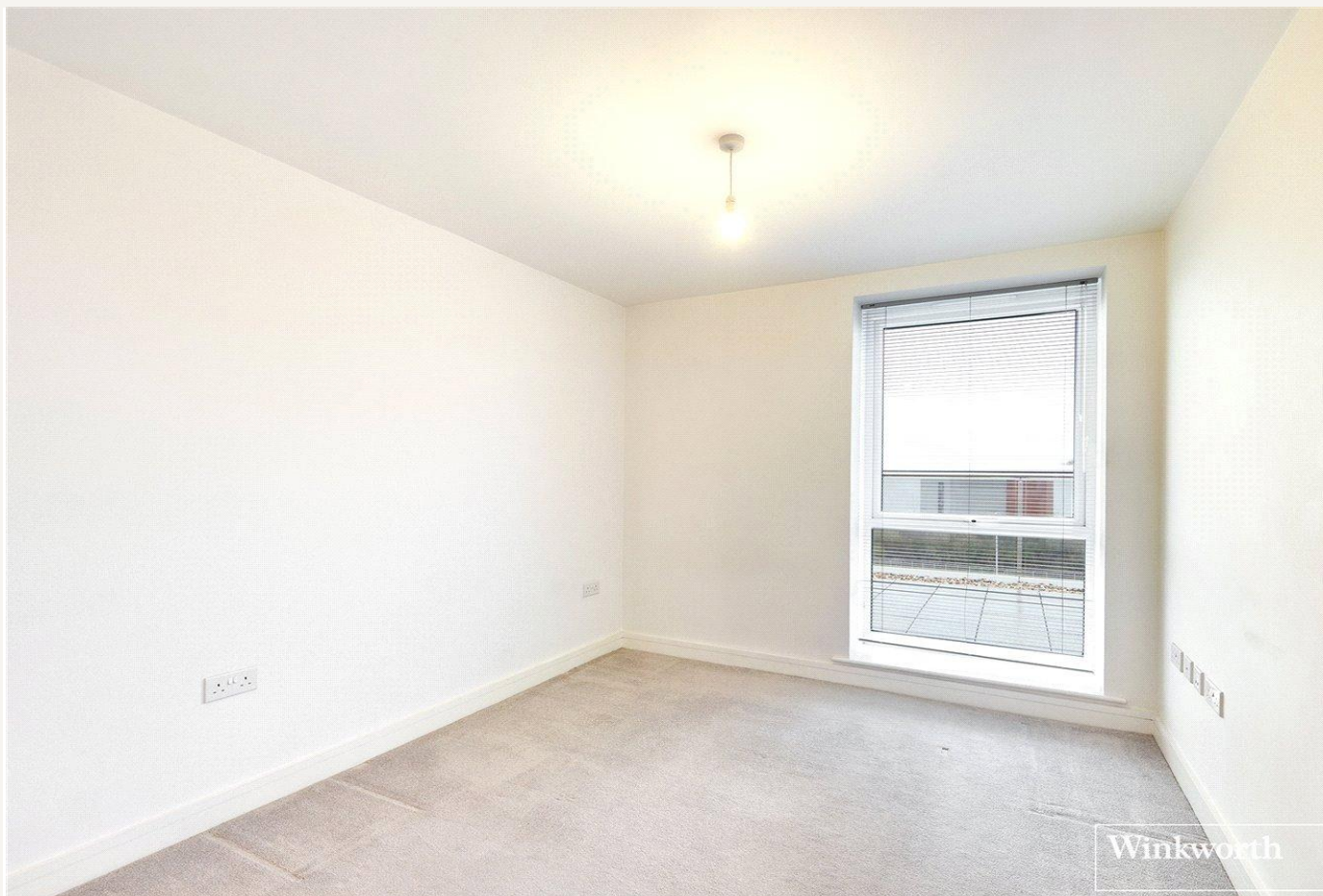
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## MATERIAL INFO

**Tenure:** Leasehold

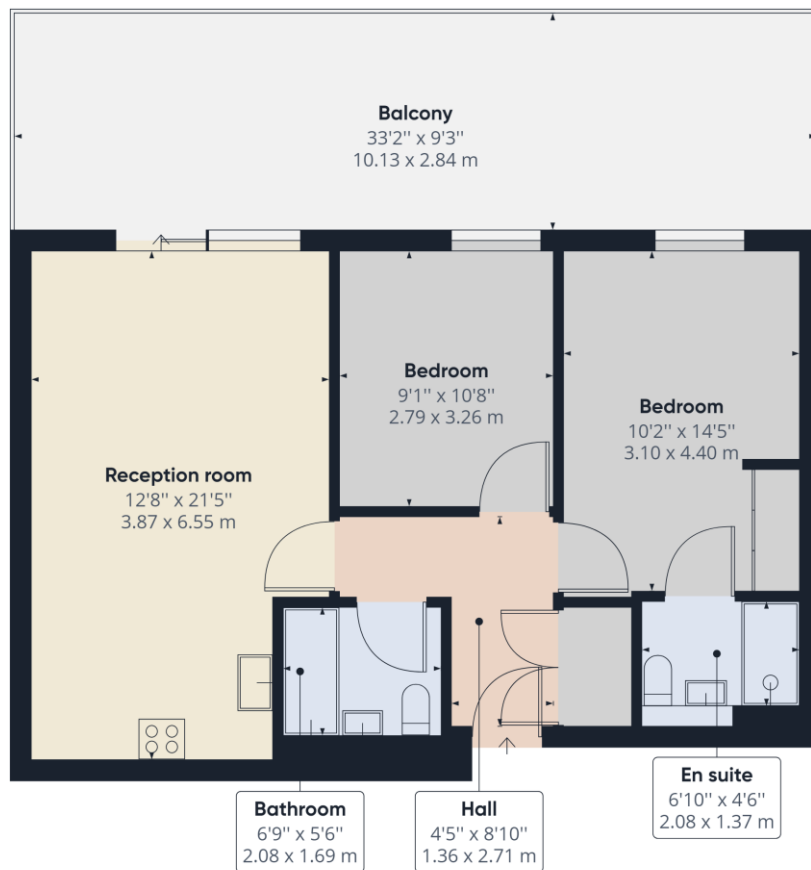
**Term:** 978 year and 10 months

**Service Charge:** £2874.58 per annum

**Ground Rent:** £ 450 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C

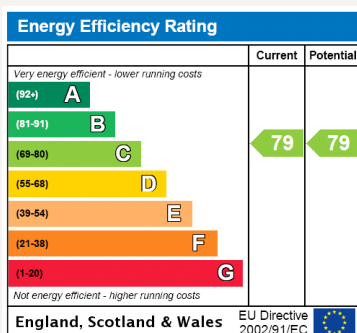


Approximate total area<sup>(1)</sup>  
662.35 ft<sup>2</sup>  
61.53 m<sup>2</sup>

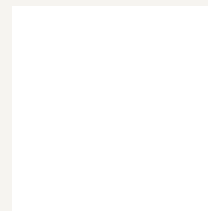
(1) Excluding balconies and terraces

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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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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