



Kennet Walk, Reading, RG1 3GF

GUIDE PRICE £180,000 *Leasehold*

One Bedroom Top Floor Apartment With Lift And Close Proximity To Town Centre And Train Station

Presenting a Modern One-Bedroom Apartment with River Views. Located on the third floor and accessible via lift, this well presented apartment is ideally situated close to the Town Centre and Train station.

The property offers a spacious open-plan kitchen, living, and dining area with a Juliet balcony that provides stunning views over the river. The modern bathroom and the apartment's excellent condition throughout make it ready to move straight into.

With a long lease of approximately 975 years and the added benefit of an allocated parking space, this home combines convenience with contemporary comfort.

Perfect for first-time buyers, downsizers, or investors, this stylish apartment offers an exceptional opportunity to own a property in a prime and sought-after location.

Don't miss out – contact us today to arrange your viewing



KEY FEATURES

- One Bedroom Town Centre Apartment
- Allocated Residents Parking
- Top Floor With Lift
- Close To Train Station (0.7m)
- Riverside Location
- Modern Open Plan Kitchen/Living & Dining Area
- Long Lease 975 Years



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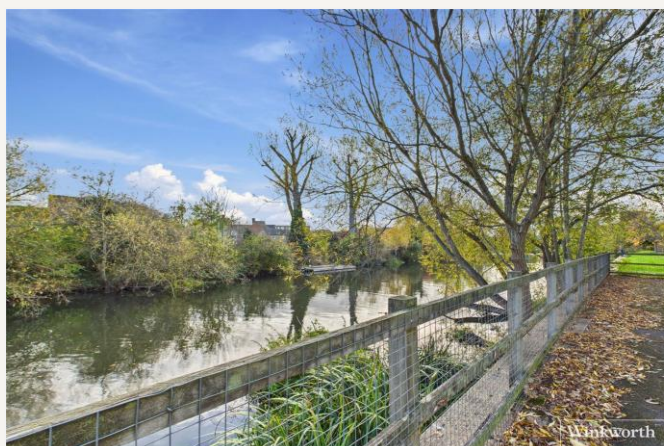




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MATERIAL INFO

Tenure: Leasehold

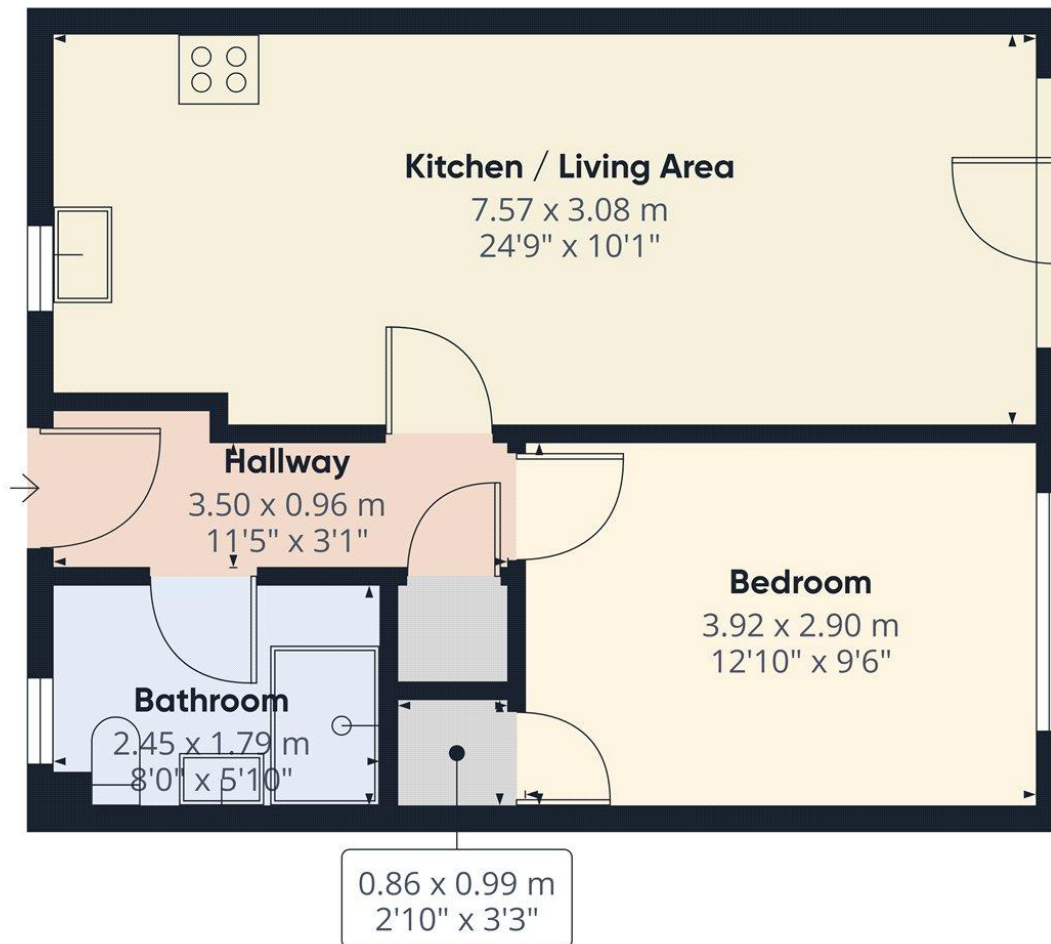
Term: 974 year and 10 months

Service Charge: £1545 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: C

EPC rating: D



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Approximate total area⁽¹⁾
44.4 m²
479 ft²

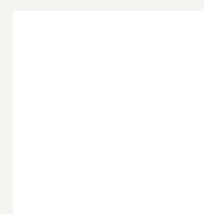
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/REA240674>

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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