



THE MERIDIAN, KENAVON DRIVE, READING, BERKSHIRE, RG1
GUIDE PRICE £375,000 LEASEHOLD

A WONDERFUL OPPORTUNITY TO ACQUIRE THIS SUPERBLY APPOINTED TWO BEDROOM TOWN CENTRE RIVERSIDE APARTMENT

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Situated in this sought after riverside development, built in 2004 by Bewley Homes, this apartment was one of the Premier Collection and is finished to a high specification throughout. Located on the third floor and benefitting from having a southerly aspect, with a balcony leading off from the master bedroom, secure allocated parking, on-site gymnasium, an impressive 33ft+ open plan kitchen/living space with Juliette balcony, two double bedrooms, walk in wardrobe and en-suite to the master bedroom, superb re-fitted bathroom, communal lift and a secure entry phone system.

Situated in this prime central Reading address, within easy walking distance of the train station, the town centre and within a stone's throw of the Bel and Dragon restaurant which is situated on the waterfront of the Kennet & Avon Canal. Reading train station has direct access to London Paddington in just over 20 minutes and is on London's tube network with Crossrail and the Elizabeth Line.

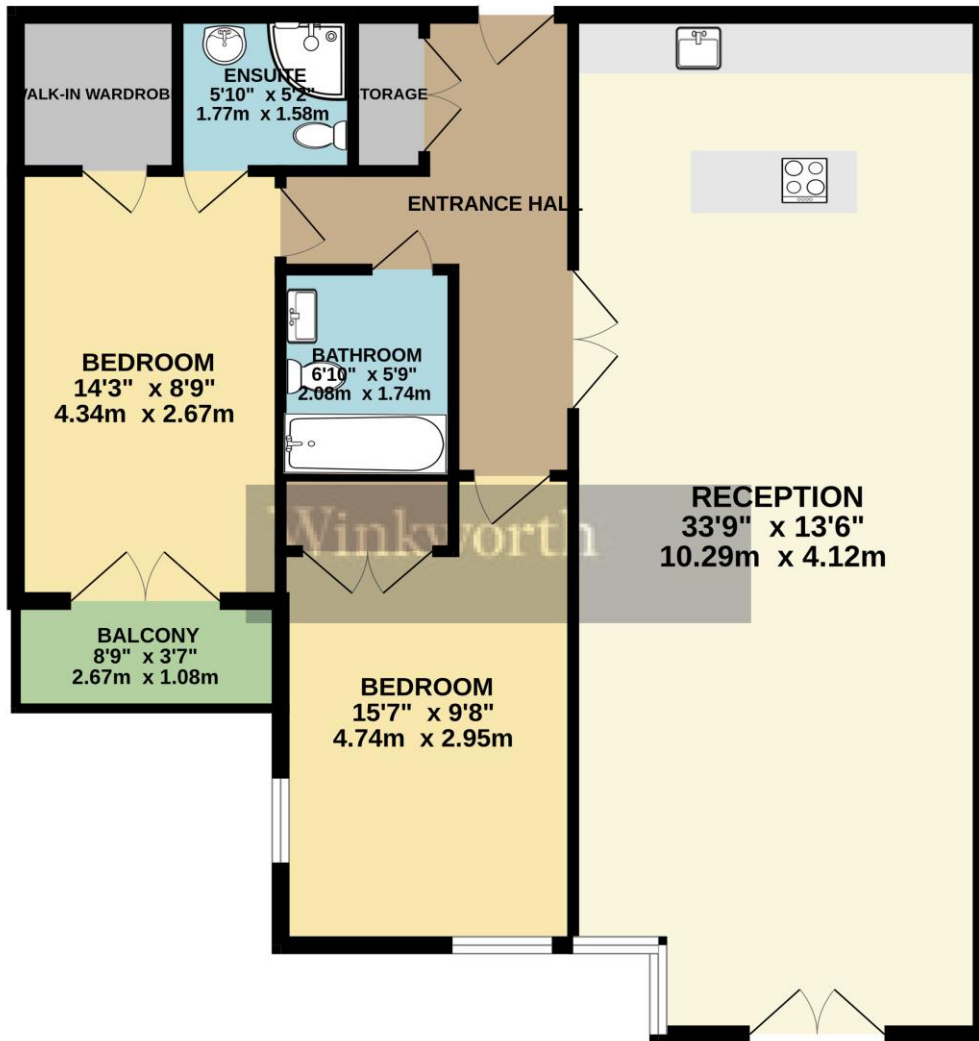
AT A GLANCE

- No Onward Chain
- Southerly Aspect With Balcony
- Wonderful 33ft Open Plan Kitchen/Living Space
- Two Good Sized Double Bedrooms
- Master Bedroom With En Suite
- Secure Allocated Parking Space
- Service Charge £2,629.92 pa
- Ground Rent £250 pa
- 102 Years Remaining On The Lease





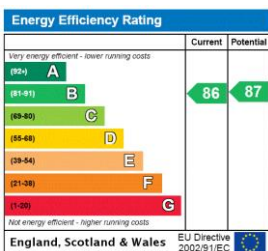
THIRD FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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.
Made with Metropix ©2023

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.



Winkworth

Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.