



KENNET STREET, BERKSHIRE, RG1 4AQ  
ASKING PRICE £78,000 LEASEHOLD

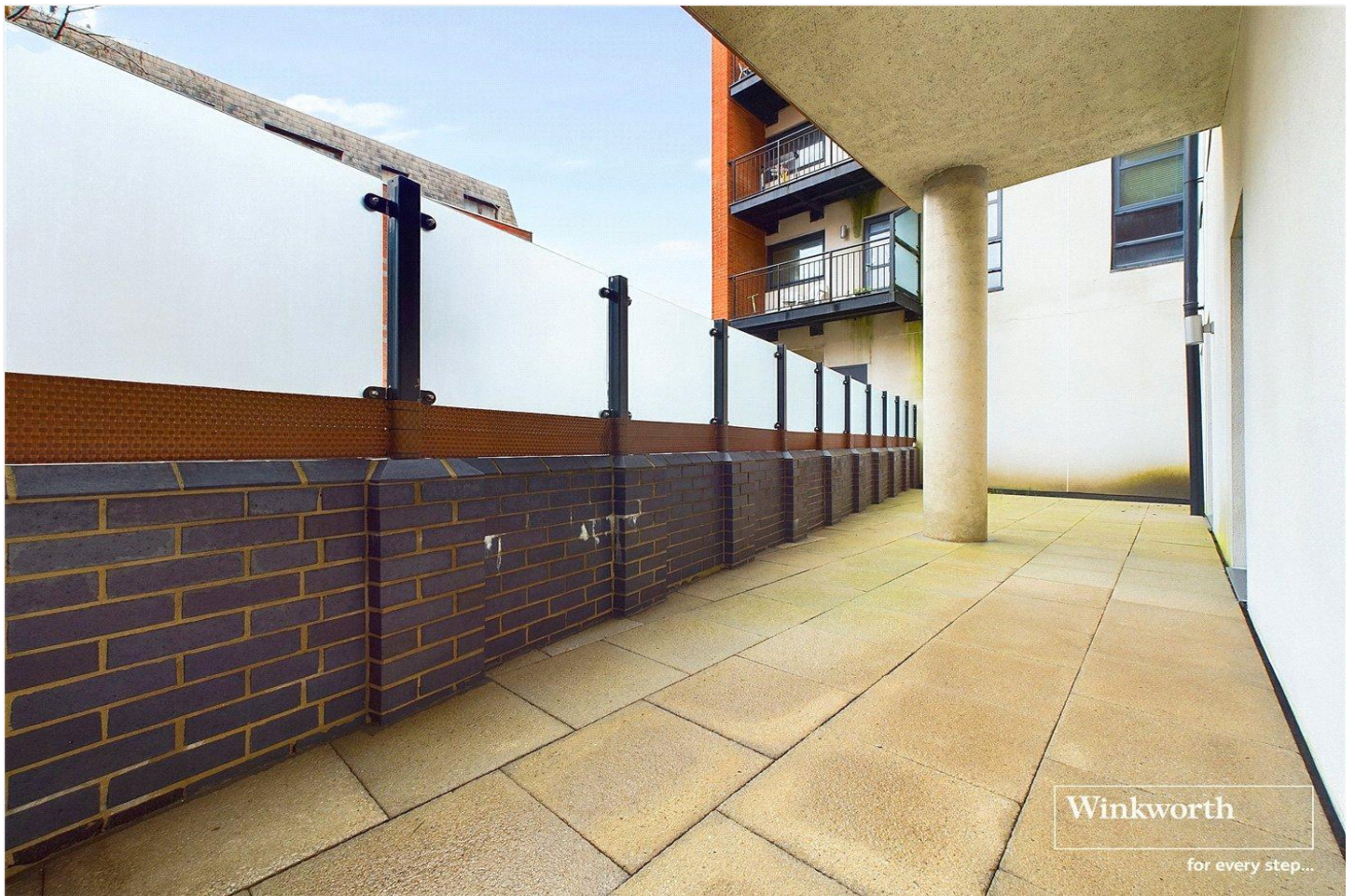
## 30 % SHARED OWNERSHIP TWO BEDROOM GROUND FLOOR APARTMENT WITH LARGE TERRACE AND PARKING CLOSE TO TRAIN

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## DESCRIPTION:

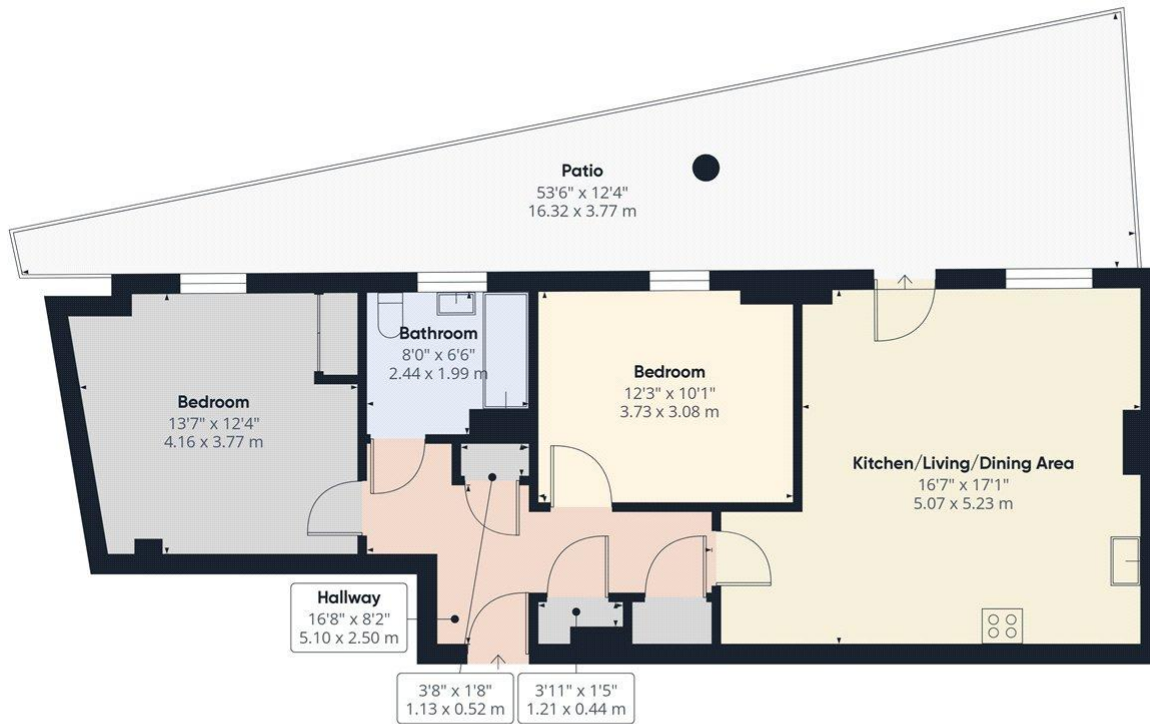
Introducing this ground floor apartment available with 30% shared ownership, offering two well-proportioned bedrooms, a contemporary bathroom, and a modern open-plan kitchen/diner/living area. The property also features a spacious patio area, perfect for outdoor relaxation. In addition, a secure parking space in the Undercroft is included, with the lease extension in progress to 104 years, enhancing the value of this highly desirable apartment. Conveniently located near the train station, this property is ideal for professionals or a small family seeking a modern living space. With easy access to local amenities, transport links, and green spaces, this apartment offers comfort and convenience. Don't miss the opportunity to call this chic ground floor apartment your new home. Contact us today to arrange a viewing and secure your slice of contemporary living.

## AT A GLANCE

- 30 % Shared Ownership
- Ground Floor
- Lease Extended To 104 Years
- Large Terrace Area
- Secure Undercroft Parking
- Zero Ground Rent
- Two Double Bedrooms
- Modern Open Plan Living/Kitchen/Diner
- Close To Train Station







**Approximate total area<sup>(1)</sup>**  
773.71 ft<sup>2</sup>  
71.88 m<sup>2</sup>

**Balconies and terraces**  
394.93 ft<sup>2</sup>  
36.69 m<sup>2</sup>

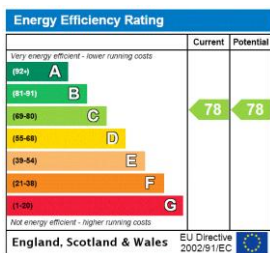
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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:** 81 year and 0 months

**Service Charge:** £3262 per annum

**Ground Rent:** £ 0 ZERO

**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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