



KENNET STREET, BERKSHIRE, RG1 4AQ
GUIDE PRICE £260,000 LEASEHOLD

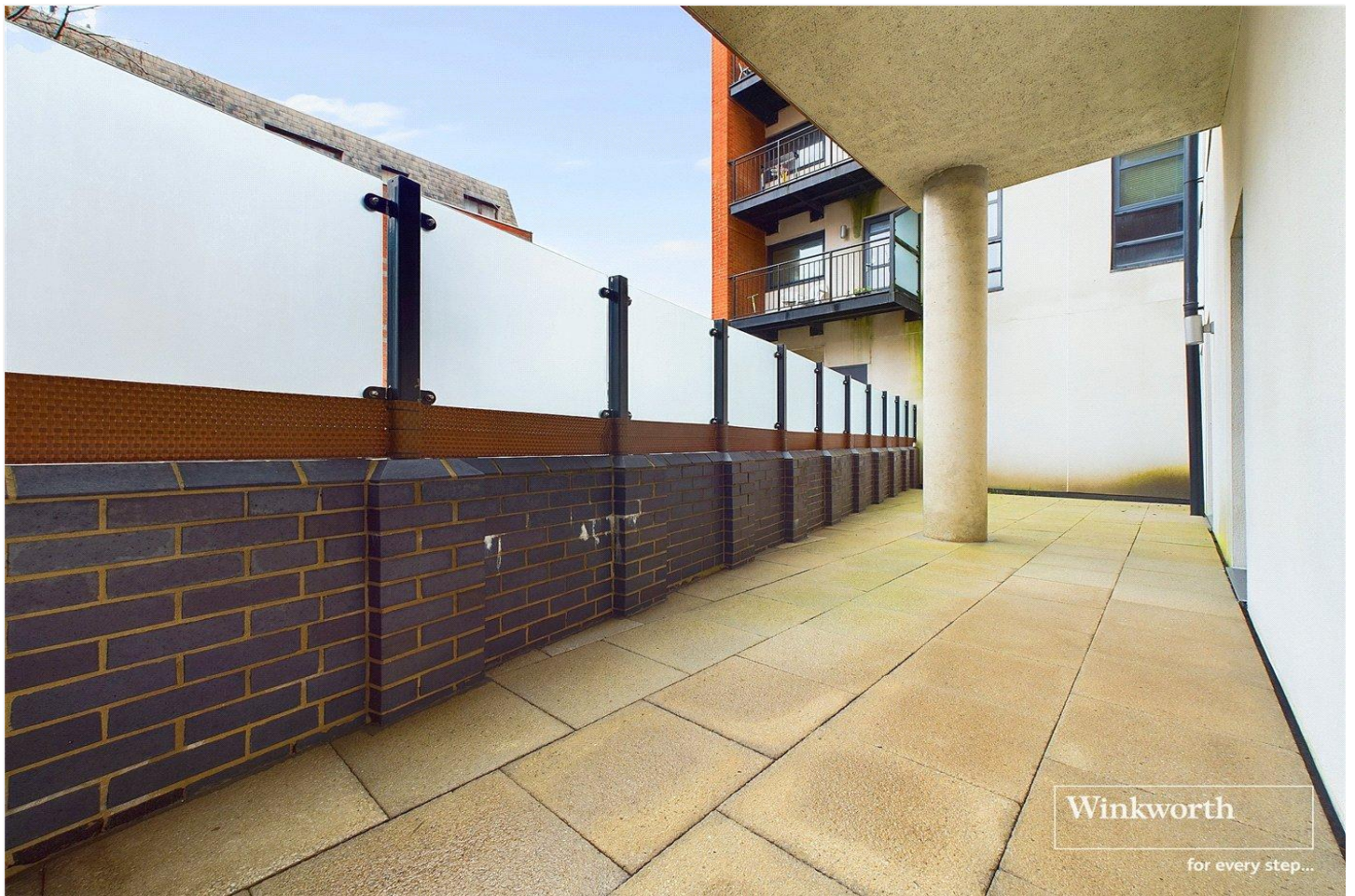
TWO BEDROOM GROUND FLOOR APARTMENT WITH LARGE TERRACE AND PARKING CLOSE TO TRAIN STATION

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DESCRIPTION:

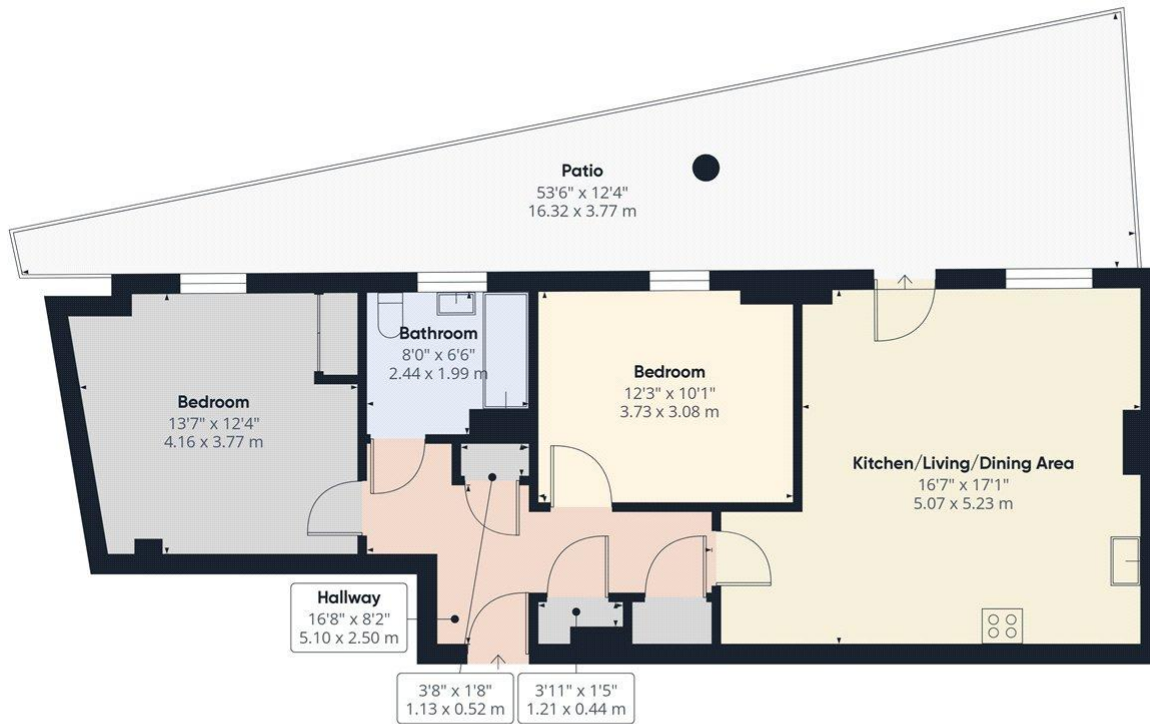
This ground floor apartment comprises two well-proportioned bedrooms, a bathroom, and a modern open-plan kitchen/diner/living area. Additionally, it offers a large patio area for outdoor relaxation. The property includes a secure parking space in the Undercroft and the lease is in the process of being extended to 104 years, adding value to this highly desirable apartment. Situated in close proximity to the train station, this property is ideal for professionals or a small family seeking a contemporary living space. Local amenities, transport links, and green spaces are easily accessible, providing convenience and comfort. Don't miss out on the chance to make this chic ground floor apartment your new home. Contact us today to schedule a viewing.

AT A GLANCE

- 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⁽¹⁾
773.71 ft²
71.88 m²

Balconies and terraces
394.93 ft²
36.69 m²

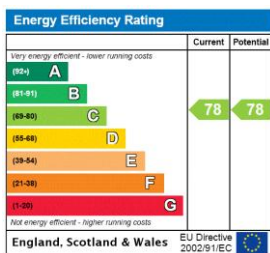
(1) Excluding balconies and terraces

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.

GIRAFFE360

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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