



**KENNET COURT, READING, BERKSHIRE, RG1 7DB**  
**GUIDE PRICE £200,000 LEASEHOLD**

## **A MODERN ONE BEDROOM SPLIT LEVEL APARTMENT CLOSE TO TOWN CENTRE AVAILABLE WITH NO ONWARD CHAIN**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Presented with no onward chain, this contemporary one-bedroom duplex apartment is conveniently located within walking distance of the town centre and train station. The property offers generously sized and well-appointed accommodation. The ground floor features a spacious bedroom with an en-suite, providing privacy and comfort. On the first floor, an open plan living space and kitchen area create a modern and inviting atmosphere.

Further advantages include an allocated parking space for added convenience and a balcony, perfect for relaxing outdoors. This property is ideal for individuals seeking a stylish and practical living space in a central location. Don't miss out on the opportunity to own this modern duplex apartment. Contact us today to arrange a viewing.

## AT A GLANCE

- No Onward Chain
- Accommodation Over Two Floors
- One Bedroom Apartment
- Open Plan Living Space/Kitchen
- Balcony
- Allocated Car Parking Space
- Service Charge £1,000 pa
- Ground Rent £300 pa
- 118 Years Remaining On The Lease





Winkworth  
for every step...



Winkworth  
for every step...

GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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 ©2022

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.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	53
(21-38)	F		
(1-20)	G		

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold

**Term:** 118 year and 2 months

**Service Charge:** £1000 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** B

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.



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.