



Kenavon Drive, , Reading, RG1 3DQ

£260,000

Walmsley



## Kenavon Drive, , Reading, RG1 3DQ

A spacious modern sixth floor apartment benefitting from a lift and attractive views across Reading. The Meridian is superbly positioned, within close proximity of nearby shops and amenities, not to mention walking distance of Reading town centre and train station. The accommodation comprises hall, living/dining room, fitted kitchen with integrated appliances, master bedroom with en-suite shower room, a further double bedroom, and family bathroom. Further benefits of this property include heating, secure entry, undercroft secure parking with allocated space and use of communal grounds. No onward chain. \*\* Photos taken prior to tenancy \*\*

EPC B Council Tax D

Length of lease: 125 years from 2004; 104 years remaining

Ground rent: £250

Service charge: £2,799.66

<https://moverly.com/sale/9CAL3RyVX4GnTrHKm9d4W3/view>

## Tenure - Leasehold





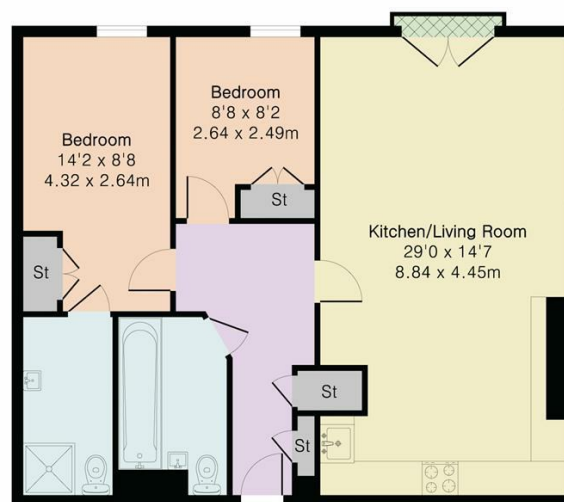
- Ensuite in Master Bedroom
- Under croft parking
- Lift
- No onward chain
- Far reaching views
- Family Bathroom
- Council Tax Band D
- EPC B

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**Approximate Gross Internal Area 930 sq ft - 86 sq m**



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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