**117 Heron House Kennet Island, Rushley Way, Reading, RG2 0GJ**
**£170,000 Leasehold**

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- Purpose Built First Floor Apartment
- Sought After & Convenient Kennet Island Location
- Communal Entrance With Intercom Entry
- Patio Doors To Balcony
- Modern Bathroom With Shower Over Bath
- No 'Onward Chain' Complications
- Allocated Parking Space Plus Bicycle Storage
- Open Plan Living Room To Modern Kitchen
- Bedroom With Fitted Wardrobe
- Double Glazed Windows, Independent Electric Heating

Offered to the market with the added advantage of no 'onward chain' this modern first floor apartment is situated within the highly desirable Kennet Island development and hence located just 3 miles from Reading Town Centre and within minutes commute of the A33 and Junction 12 of the M4 motorway, as well as Green Park Train Station. Immediate local amenities within minutes walk include shop, cafe, gym, hotel and private hospital as well as access to frequent bus services to Reading town centre with mainline train station plus a comprehensive range of shopping, recreational and leisure facilities.

Positioned on the first floor and offering 467 sq. ft. (43 sq. m.) of accommodation, the property is complemented by an allocated parking space plus bicycle storage, the property is approached via a communal entrance hall with intercom entry phone system, and stairs rising to the first floor. Well maintained throughout, the front door opens to the entrance hall provides access to all rooms and features a useful utility cupboard with plumbing for automatic washing machine/dryer, and the unvented pressurised hot water cylinder. The main living room is open plan to a well appointed modern kitchen which includes breakfast bar, integrated electric oven, hob, fridge and a dishwasher. Patio doors and a full height window span the rear of the living room open to a charming balcony with contemporary frosted glass balustrade. The bedroom enjoys a rear aspect and is boasts a fitted double wardrobe while the separate bathroom includes a white suite with shower over bath and glazed shower screen plus a heated towel rail. The property is further enhances by double glazed windows throughout and independent electric heating.

Suited to either owner occupation or as a attractive buy-to-let investment purchase, please contact Sansome & George Estate Agents at your earliest convenience for further information or to arrange a viewing appointment.

Leasehold Information:-
Lease Term:- 999 years from 2006
Ground Rent:- £tbc
Service Maintenance Charges:- £tbc

Reading Borough Council - Band C

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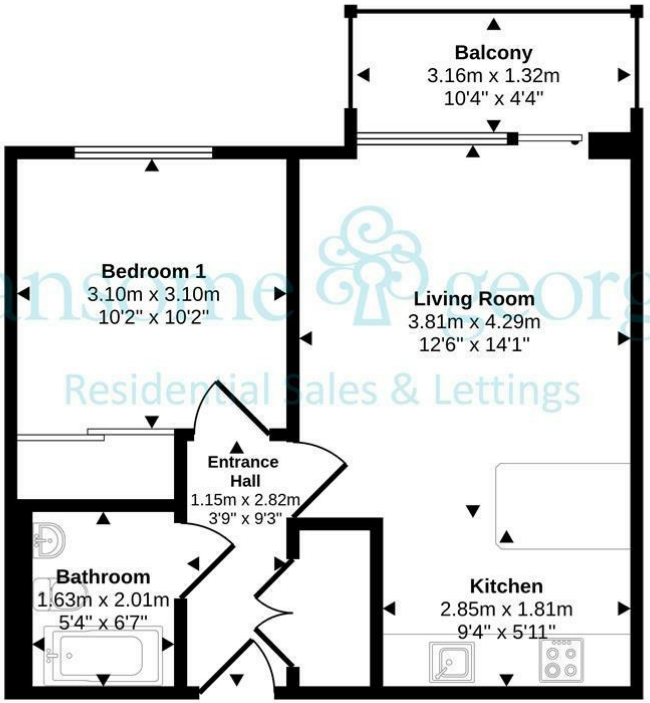
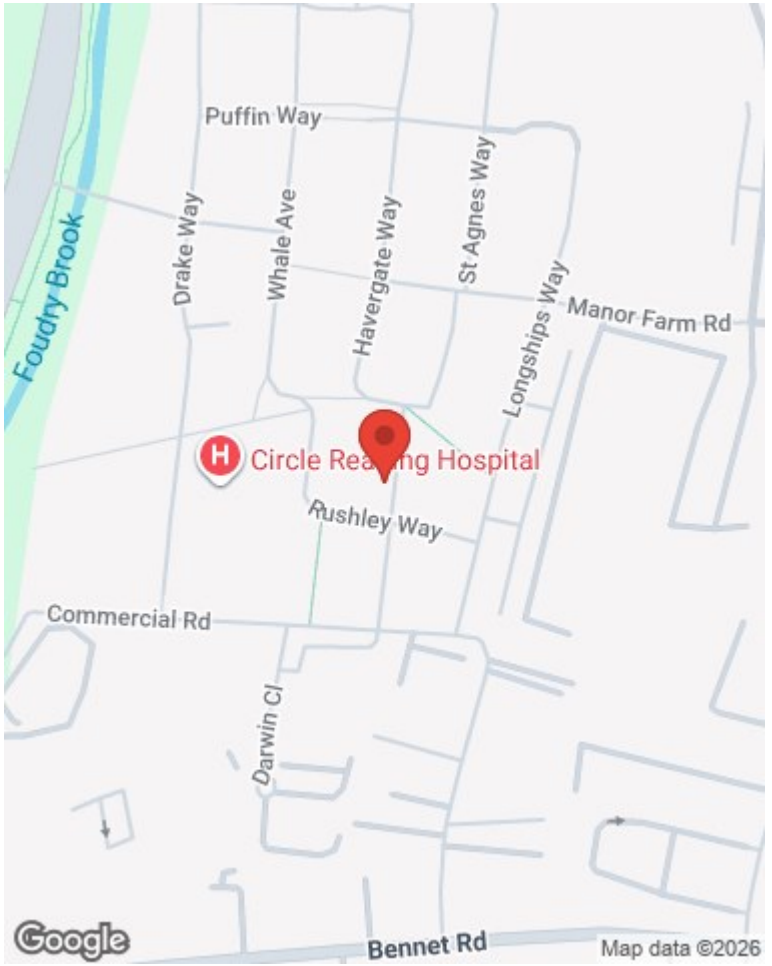
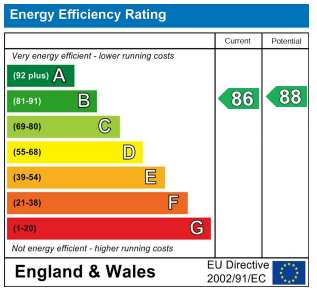
**Approx Gross Internal Area**
**43 sq m / 467 sq ft**

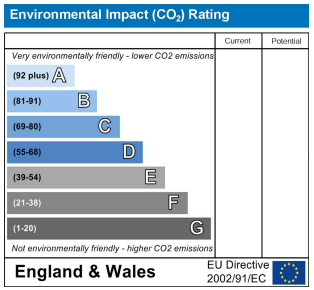



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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