



sansome  george

Flat 6, 47 Havergate Way, Reading, Berkshire, RG2 0FY
£300,000 Leasehold

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Residential Sales & Lettings

- Spacious 2nd (top) floor Apartment
- Located on the desirable Kennet Island development
- Communal Entrance with video entry system
- Versatile separate Study/Bedroom 3
- UPVC double glazing and gas fired central heating to radiators
- No 'onward chain' complications
- 831 sq ft (77 sq m) of accommodation with high ceilings & large windows
- 19' dual aspect Living Room open plan to modern Kitchen
- 2 'double;' Bedrooms, 1 En-suite Shower Room
- Allocated parking space

Offered to the market with the added advantage of no 'onward chain' this modern second floor Apartment is situated on 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 the recently instated Green Park Train Station. Immediate local amenities within minutes walk include Shop, Cafe, Gym and Hotel as well as access to frequent bus services to Reading Town Centre and mainline Train Station plus a range of shopping/recreational/leisure facilities.

Positioned on the 2nd (top) floor and boasting over 830 sq ft. (77 sq m.) of accommodation, the property is complemented by high ceilings and large windows throughout promoting a light and space throughout. Being one of just 6 flats in this building, the property is approached via a Communal Entrance Hall with security entry phone system, and stairs rising to the second floor while a private front door opens to the Entrance Hall of the property. This central hallway provides access to 2 'double' bedrooms (bedroom 1 features en-suite and fitted wardrobes), useful utility cupboard with plumbing for automatic washing machine, bathroom with 3 piece suite including shower over bath, and a fantastic dual aspect 19' living room boasting too large box bay windows. The kitchen is open plan from the living area as well appointed with integrated electric oven, gas hob and dishwasher. A door from the living room leads to a versatile separate Study/3rd Bedroom. Other general notable features include gas fired radiator central heating, UPVC double glazing and 1 allocated parking space.

For further information or to arrange a viewing appointment please contact vendors sole agents, Sansome & George Estate Agents at your earliest convenience.

Reading Borough Council - Band C

LEASEHOLD INFORMATION:-

Lease Term:- 999 years from 2006

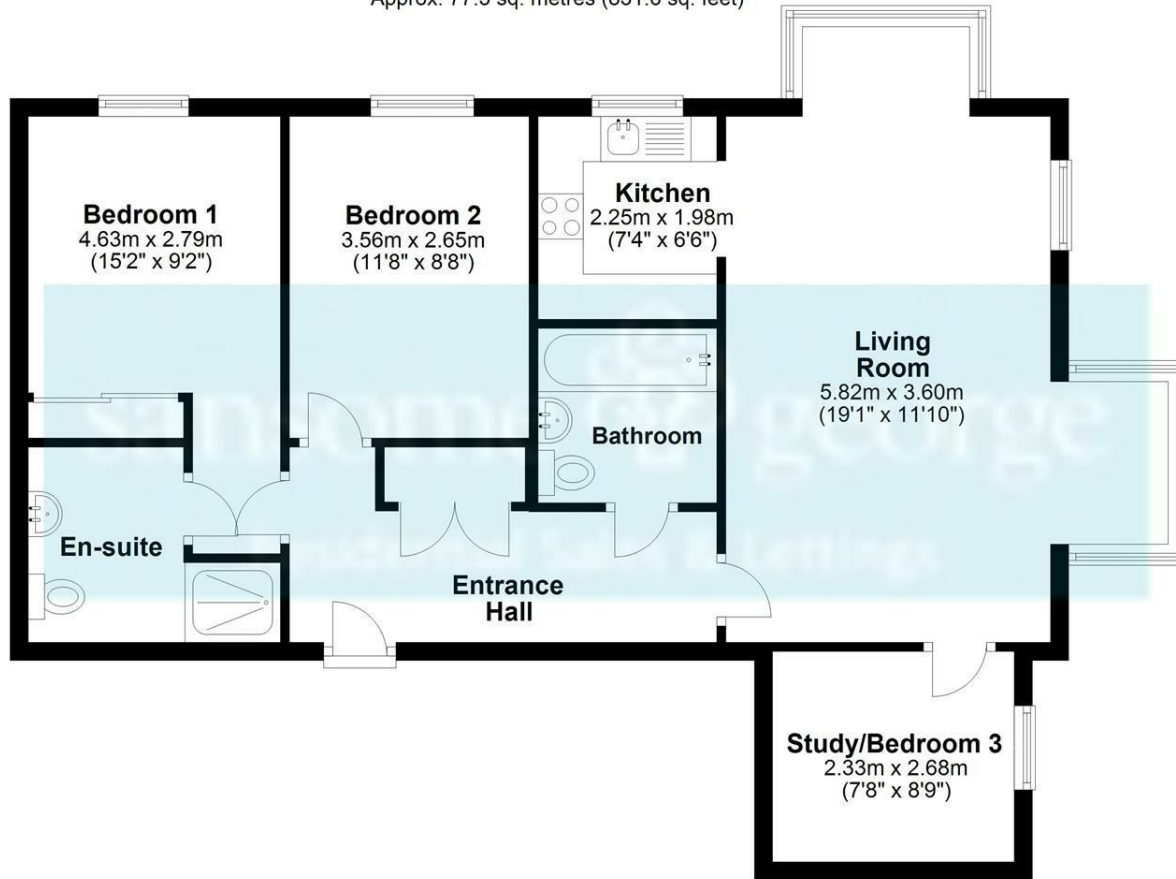
Ground Rent:- £532.66 per annum

Service Maintenance Charges:- £1,035 per annum

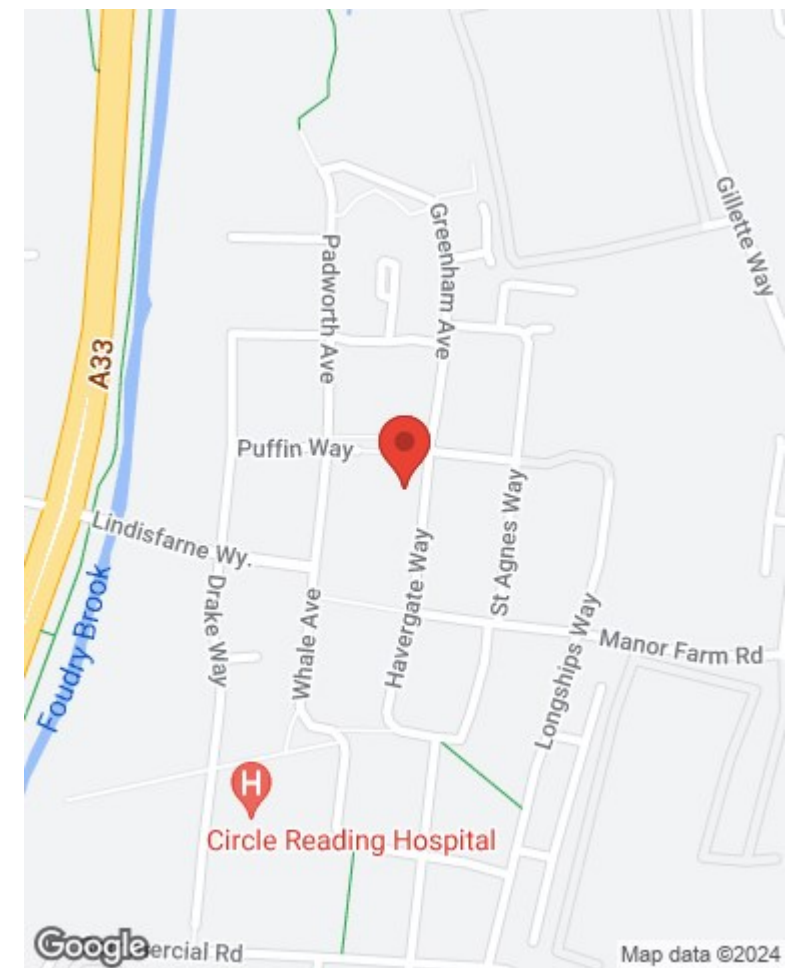


Second Floor

Approx. 77.3 sq. metres (831.6 sq. feet)



Total area: approx. 77.3 sq. metres (831.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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