

Flat 112 Cygnet House, Drake Way, Reading,
Berkshire. RG2 0NX.



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£260,000 Leasehold

A beautifully presented and spacious two-bedroom, two-bathroom apartment located on the first floor of the ever-popular Kennet Island development, offering a perfect blend of modern living and commuter convenience. This stylish home features a bright open-plan living and dining space, complete with a fitted and access to a west-facing balcony that welcomes plenty of afternoon and evening sun – ideal for unwinding or entertaining. The master bedroom includes a private en suite, while the second bedroom is generously proportioned and served by a contemporary family bathroom. The apartment also benefits from gated undercroft parking, lift access, and secure entry. Kennet Island is a well-established community with a central piazza, landscaped communal grounds, café, gym, and convenience store. Ideally positioned for easy access to Reading town centre, Green Park Business Park, and the M4 motorway (Junction 11), the development also benefits from excellent public transport links, including a dedicated bus service and close proximity to the upcoming Reading Green Park train station. Lease Information: Lease remaining: approx. 980 years Service charge: £2,600 per annum (approx.) Ground rent: £450 per annum Ground rent review: Every 15 years in line with RPI – next due 2036 An ideal purchase for professionals, investors, or first-time buyers. EPC tbc.

- Gated undercroft parking space included
- Two double bedrooms with built-in storage
- En suite to master bedroom plus separate family bathroom
- Bright open-plan living space with modern fitted kitchen
- West-facing private balcony with great natural light
- First floor apartment with lift access
- Approx. 980 years remaining on lease
- Located in sought-after Kennet Island development
- Excellent transport links to Reading town centre & M4
- Close to Green Park, amenities & upcoming train station

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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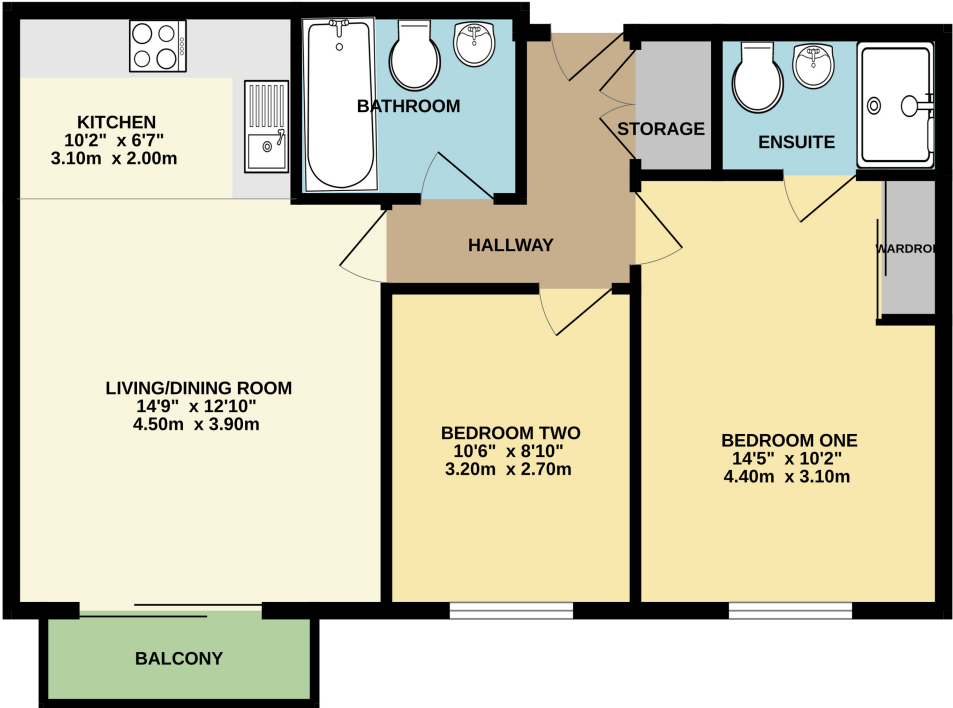
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FIRST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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.
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Property Description

First Floor	Bathroom
Entrance Hall	Outside
Living/Dining Room	Balcony
4.50m x 3.90m (14' 9" x 12' 10")	Undercroft Secure Parking
Kitchen	Council Tax Band
3.10m x 2.00m (10' 2" x 6' 7")	C
Bedroom One	
4.40m x 3.10m (14' 5" x 10' 2")	
Ensuite	
Bedroom Two	
3.20m x 2.70m (10' 6" x 8' 10")	