



**OSPREY HOUSE, READING, BERKSHIRE, RG2 OPR**  
**£1,295 PER MONTH FURNISHED**

## **MODERN ONE BEDROOM FIRST FLOOR APARTMENT IN THE POPULAR KENNET ISLAND DEVELOPMENT.**

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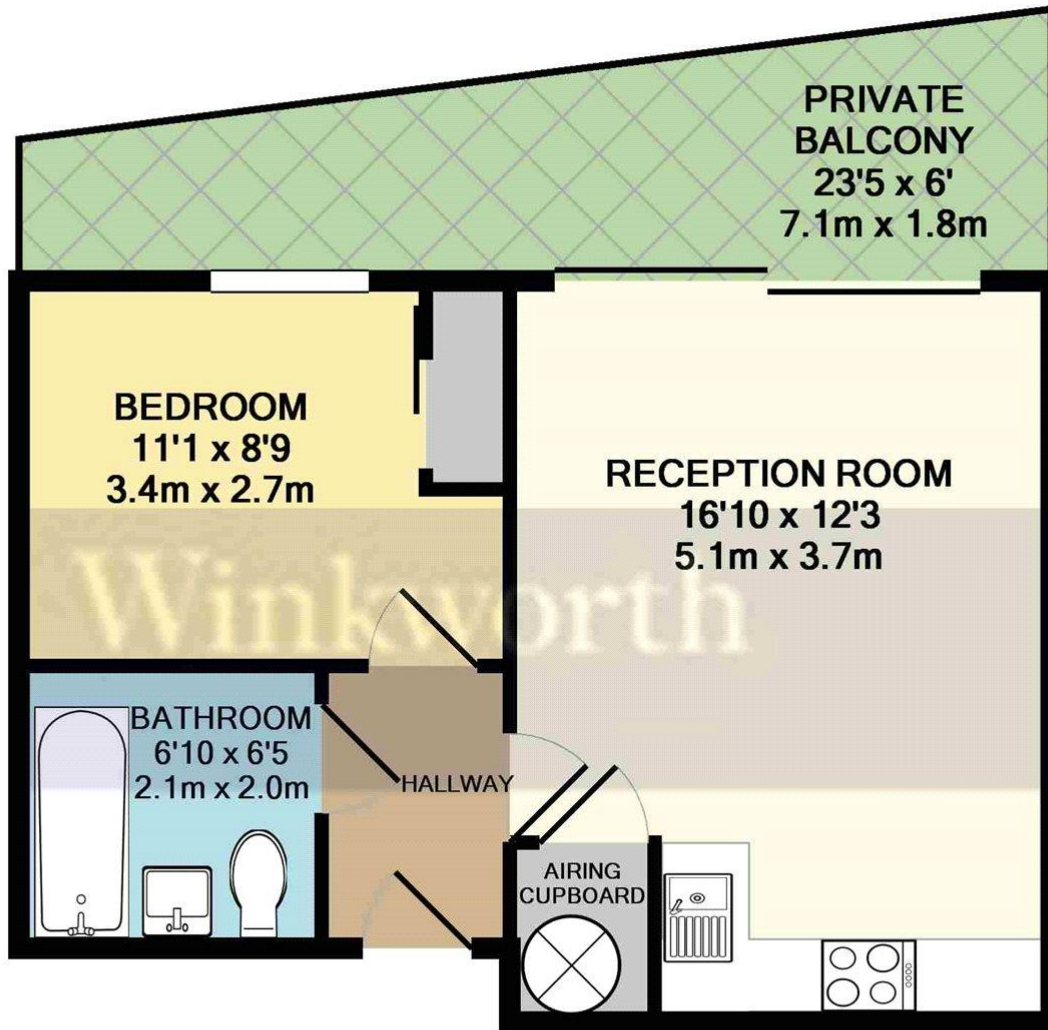
## DESCRIPTION:

Modern one bedroom first floor apartment in the popular Kennet Island Development. Conveniently located close to junction 11 of the M4 and Green Park and offering excellent access in to Reading Town Centre with regular bus services and cycle routes. Built by Berkeley Homes the property is immaculately presented throughout. Accommodation comprises one double bedroom with built in wardrobe, three piece bathroom suite and an open plan lounge and kitchen with integrated appliances. The property benefits from a private sun terrace, lift access and secure undercroft allocated parking space. Available 23rd December 2024. Furnished.

## AT A GLANCE

- Modern One Apartment
- Popular Kennet Island location
- Private sun terrace
- Council tax band C
- Secure undercroft parking
- Available 23rd December
- Furnished





TOTAL APPROX. FLOOR AREA 374 SQ.FT. (34.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

Deposit: £1,494.23

Holding Deposit: £298.84

Council Tax Band: C

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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 75                      | 75        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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