



**RIVERSIDE VIEW, READING, RG1 6FH**  
**GUIDE PRICE £375,000 LEASEHOLD**

**A TWO BEDROOM, TWO BATHROOM  
CONTEMPORARY APARTMENT IN THIS GATED  
DEVELOPMENT OVERLOOKING THE RIVER KENNET**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

An impressive two bedroom apartment finished to the highest of standards with contemporary styling throughout in this gated Kennet side setting. The development features impressive landscaped grounds which overlook the river Kennet with pathways and decked seating areas for residents creating a tranquil feel in this town centre setting with excellent access to the Oracle and Reading station, the development also offers easy access to the M4 at junction 11.

Set on the second floor with a large balcony overlooking the manicured gardens, the property comprises, a spacious open plan living space with a high specification fitted kitchen with integrated appliances, quartz worktops and breakfast bar. There are two double bedrooms both with contemporary en-suite shower/bath rooms and built in wardrobes. The development is set behind secure electric gates with a secure allocated undercroft car parking space and a bike store area. An internal viewing is highly recommended.

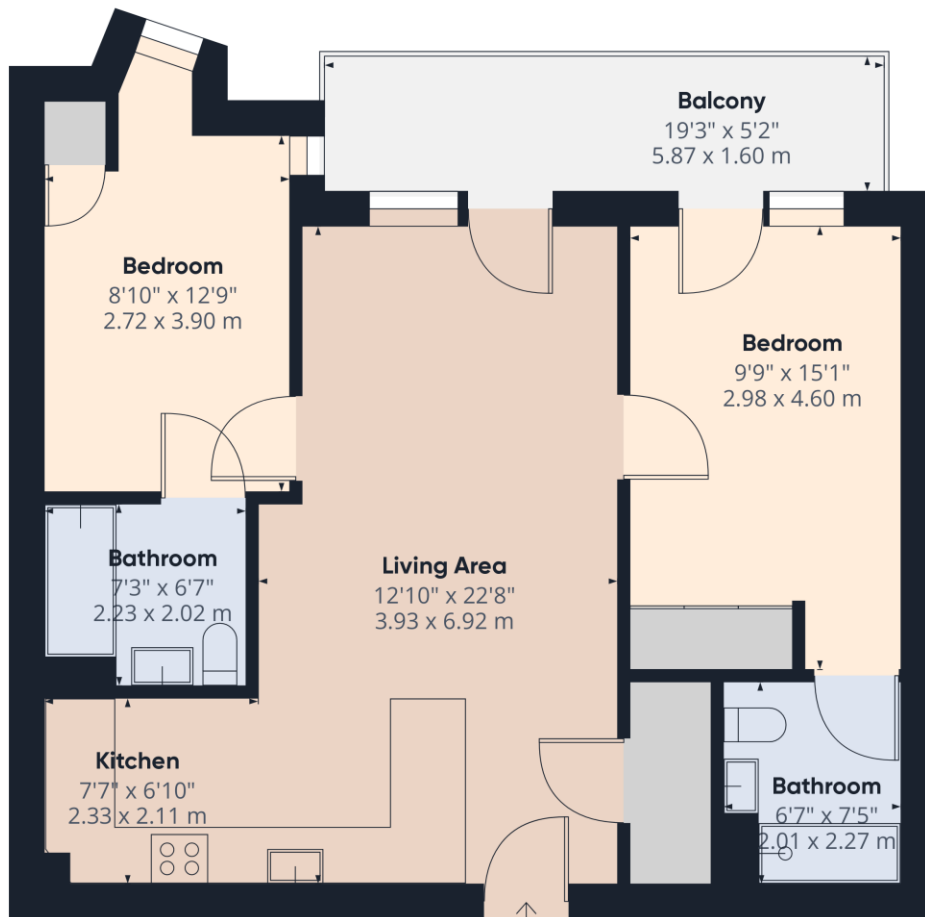
## AT A GLANCE

- Two Bedroom Town Centre Apartment
- Secure Gated Development Overlooking River Kennet
- Two Contemporary En-suite Bathrooms With Smart Technology Features
- Generous Open Plan Living Space
- Large Balcony Overlooking The Manicured Gardens
- High Specification Fitted Kitchen with Quartz Worktops
- Secure Off Road Parking
- Landscaped Communal Grounds with Decked Areas Overlooking the River Kennet









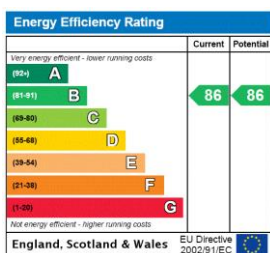
**Approximate total area<sup>(1)</sup>**  
723.87 ft<sup>2</sup>  
67.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



**Tenure:** Leasehold

**Term:** 993 year and 5 months

**Service Charge:** £2970 per annum

**Ground Rent:** £ 350 Annually (subject to increase)

**Council Tax Band:** D

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.

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