

**DRAKE WAY, BERKSHIRE, RG2 0PA
OFFERS IN EXCESS OF £200,000 LEASEHOLD**

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

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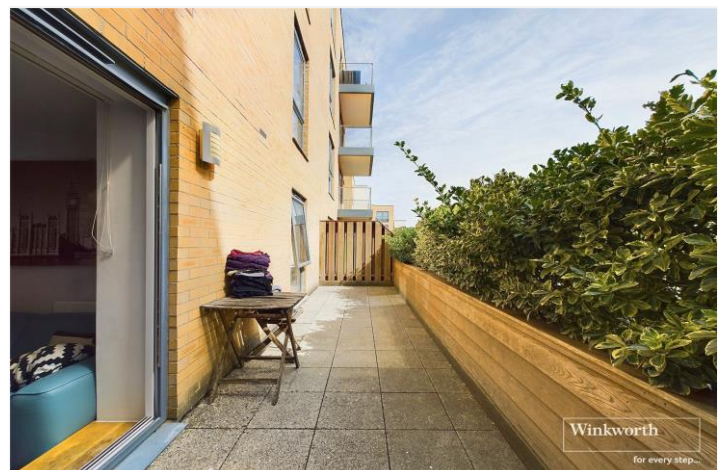


DESCRIPTION:

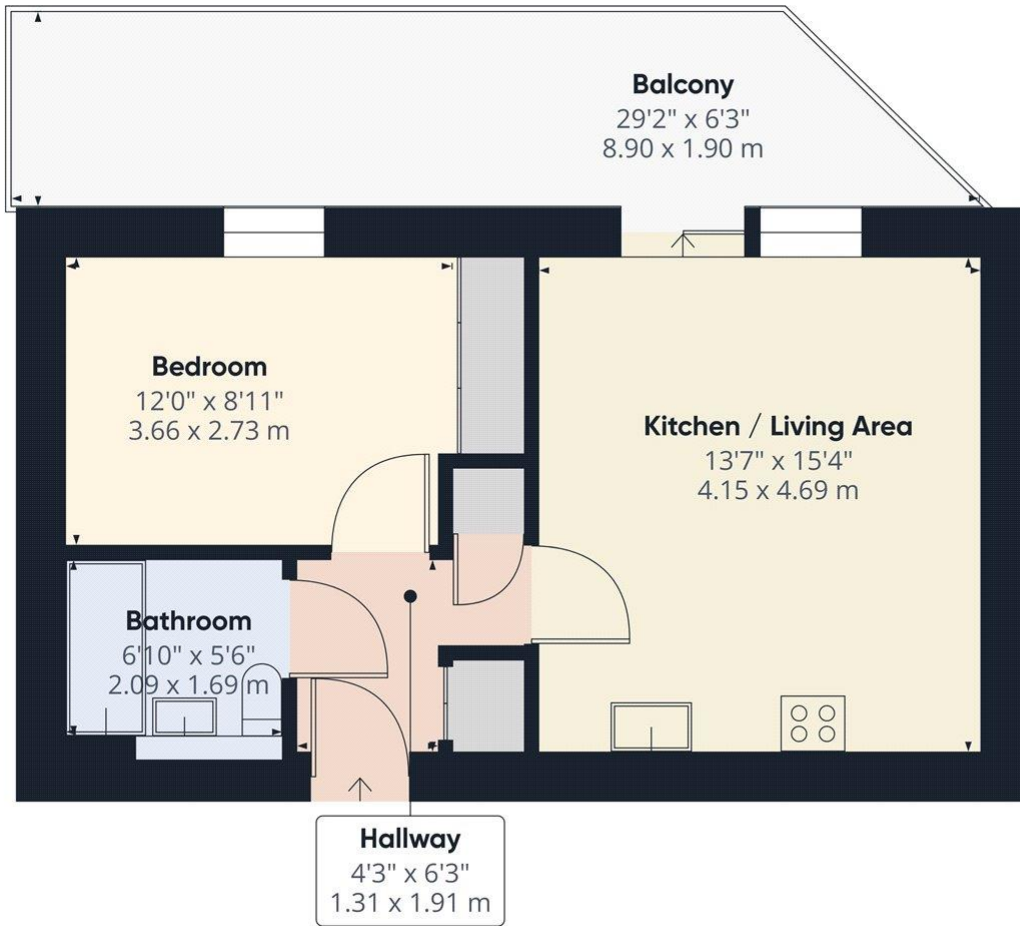
Stylish First Floor Apartment with a full-width balcony, lift access, and communal terrace area in a sought-after location. This modern one bedroom property features a well-proportioned bedroom and a stylish open plan living, kitchen, and dining room, perfect for contemporary living. The apartment offers a convenient lifestyle with a range of amenities close by, including shops, restaurants, and transport links. The property is secure and well-maintained, providing peace of mind for residents. Enjoy the outdoors on your own private balcony or the communal terrace area, ideal for relaxing or entertaining guests. This purpose-built apartment is ideal for professionals, couples, or as a rental investment. Don't miss the opportunity to own this modern and stylish property with fantastic outdoor spaces. Contact us today to arrange a viewing and make this apartment your new home.

AT A GLANCE

- No Onward Chain
- secure covered parking space
- One Bedroom Apartment
- Long Lease 980 Years
- Service Charge £1500 PA
- Ground Rent £350 PA
- Communal Terrace Area
- Full Width Balcony
- First Floor







Approximate total area⁽¹⁾
421.3 ft²
39.14 m²

Balconies and terraces
162.43 ft²
15.09 m²

(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. Calculations are based on RICS IPMS 3C standard.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

Tenure: Leasehold

Term: 979 year and 9 months

Service Charge: £1500 per annum

Ground Rent: £ 350 Annually (subject to increase)

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.

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