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38 Thorney House, Reading, RG2 0GZ

Price £230,000 Leasehold

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Masons are proud to offer to the market this bright, well presented two bedroom two bathroom apartment located on the sought after Kennet Island development. Close to Reading town centre, Green Park and excellent transport links including Reading Station, Green Park Station and the M4 junction 11. Regular fast bus services into town. Direct rail links to London. Positioned on a peaceful, tree lined street opposite the Hilton Hotel (with resident discount for the gym and swimming pool). There is a central Piazza, with a popular café (Fidget & Bob), convenience stores, nursery and barber shop. Several communal gardens/ children`s play parks on site. Scenic riverside walks and two nature reserves sit close by. The property benefits from a 13ft living/dining room with balcony, 9ft fitted kitchen, 13ft master bedroom, a 10ft second bedroom , two bathrooms (includes one en suite) and allocated parking. Viewing recommended. No onward chain. Ideal for first time buyers, professionals or investors.

- Balcony
- Bathroom
- Allocated Parking
- 13ft Sitting Room
- 13ft Master Bedroom with Ensuite
- NO ONWARD CHAIN
- Modern Kitchen
- 10ft Bedroom 2
- Viewing Recommended

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Front door to spacious entrance hall, with two large storage cupboards. Hall leads to:

Living room: 13'3" x 13'1". Bright open plan living/dining area with private balcony.

Kitchen: 10'2" x 6'8". Fitted kitchen with ample storage and worktop space. Integrated appliances including gas hob, electric oven, extractor, washing machine and dishwasher. Additional space for freestanding fridge/freezer.

Main bathroom: bath with shower over, low level wc and wash basin.

Bedroom 1: 13'0" x 8'10", large main bedroom, front aspect. Benefits from built-in wardrobes and an ensuite shower room.

Bedroom 2: 10'2" x 6'8". double bedroom, front aspect. Ideal as a guest room, home office or nursery. Whole apartment has gas central heating and is double glazed throughout. It has a secure entry system and well kept, recently refurbished communal areas (main entrance, hall and landings).

Outside: There is one allocated parking space right outside the property with additional visitor bays and lots of street

parking opposite. Secure indoor bike storage.

Additional information:
•Second floor apartment.

•EPC rating 'B'. Well insulated. Very low energy costs.

•Council tax band C.

•No ground rent payable.

•Service charge £2721pa.

•Leasehold: 190 years from 2007 so 171 years remaining.

•Gas safety checks & EICR are up to date.

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