



Bespoke Flat 212, Peregrine House Reading
ESTATE AGENTS £230,000



Flat 212

Peregrine House Bedwyn Mews, Reading

Beautifully maintained one-bedroom apartment on the top floor of Kennet Island development near nature reserve. Private balcony, open-plan living, sleek kitchen, double bedroom with wardrobes, modern bathroom. Includes parking, long lease, and no onward chain. Ideal for first purchase, investment, or pied-à-terre in Reading.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Top floor position on the 2nd floor
- Private balcony with garden views
- Bright open-plan living space
- Sleek modern kitchen with integrated appliances
- Double bedroom with built-in wardrobes
- Contemporary bathroom with shower over bath
- Allocated parking space included
- Long lease with approx. 986 years remaining
- No onward chain for a smooth move
- Sought-after Kennet Island location near nature reserve

Communal Entrance

The property is accessed via a secure communal entrance, creating a welcoming first impression with its modern décor, seating area, and lift access to all floors.

Hallway

Once inside the apartment, you are greeted by a central hall that provides access to all rooms. A built-in double width cupboard offers handy storage for coats, shoes, or household essentials.

Living Room

12' 9" x 19' 0" (3.89m x 5.79m)

The heart of the home is this bright and inviting open-plan living space. A generous area allows for both dining and lounging, with plenty of natural light streaming in through the full-height sliding doors that open onto the private balcony. The layout is ideal for modern living, seamlessly combining comfort and practicality.

Kitchen

The kitchen is sleek and contemporary, fitted with a range of high-gloss units complemented by contrasting worktops and tiled flooring. Designed for both style and practicality, it comes complete with integrated appliances including a fridge-freezer, dishwasher, electric oven with hob, and extractor. The streamlined layout maximises storage while keeping the space open and uncluttered, flowing seamlessly into the living and dining area

Bedroom

10' 5" x 10' 7" (3.18m x 3.23m)

The double bedroom is light and welcoming, finished in neutral tones with a large window overlooking the beautifully maintained communal gardens. A full-width built-in mirrored wardrobe provides excellent storage while enhancing the sense of space. The layout easily accommodates additional furnishings, making this a practical yet relaxing room.





Bathroom

5' 6" x 6' 9" (1.68m x 2.05m)

The bathroom is finished to a high standard with contemporary tiling and sleek fittings. It features a panelled bath with glass screen and overhead shower, a wall-mounted wash basin, and concealed-cistern WC. A large fitted mirror and chrome heated towel rail complete the modern design, creating a stylish and practical space.

Balcony

The private balcony extends the living space outdoors and offers a perfect spot to unwind. With room for seating, it provides a tranquil setting to enjoy morning coffee or evening drinks while overlooking the beautifully landscaped communal gardens below.

Communal Garden

Residents at Kennet Island enjoy access to landscaped communal gardens, designed with both relaxation and social spaces in mind. Thoughtfully planted with greenery and seating areas, the gardens create a calm, welcoming environment away from the bustle of the town. Pathways and open artificial lawned sections provide a perfect backdrop for outdoor enjoyment, all maintained to a high standard by the development.

ALLOCATED PARKING

1 Parking Space

Allocated residents parking space, with additional visitors spaces opposite, and throughout the development. Two visitors parking permits are provided.





