



Bespoke
ESTATE AGENTS

Flat 7, 14 Midgham Way, Reading

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Flat 7

14 Midgham Way, Reading

Contemporary 1-bedroom apartment in the sought-after Kennet Island development. Stylish open-plan kitchen and living area with modern fixtures, a generous double bedroom with built-in wardrobes, and a well-appointed bathroom. Situated on the second floor, this bright and airy apartment benefits from no onward chain and represents an ideal first-time purchase or buy-to-let investment. The development offers on-site amenities including a café, gym, and convenience store, along with allocated parking, landscaped communal grounds, and excellent transport links for commuters. Council Tax band: C Tenure: Leasehold EPC Energy Efficiency Rating: C

- Spacious open-plan kitchen and living area - perfect for modern living and entertaining.
- Generous double bedroom with built-in wardrobes providing ample storage space.
- Contemporary bathroom with a white three-piece suite and stylish tiling.
- Bright and airy throughout with large windows allowing plenty of natural light.
- Second-floor position offering added privacy and a pleasant outlook.
- No onward chain for a smooth and straightforward purchase process.
- Ideal first-time buy or buy-to-let investment with strong rental demand in Kennet Island.
- Popular Kennet Island development with on-site amenities including café, gym, and convenience store.
- Excellent transport links to Reading town centre, Green Park, and M4 (Junction 11).
- Allocated parking space and access to well-maintained communal grounds.

Entrance Hall

A welcoming entrance hallway offering access to all rooms, with practical space for coat and shoe storage. The layout provides a natural flow into the living areas, creating a sense of openness from the moment you step inside.

Living Room

22' 3" x 10' 5" (6.79m x 3.18m)

A bright and contemporary open-plan space combining kitchen, dining, and lounge areas. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and ample worktop space, ideal for cooking and entertaining. Large windows allow natural light to fill the room, sliding patio doors onto Juliet balcony, giving it an airy feel and a great sense of space perfect for relaxing or hosting guests.

Bedroom

11' 4" x 10' 10" (3.46m x 3.31m)

A generous double bedroom featuring built-in wardrobes that provide excellent storage while maintaining a clean, uncluttered feel. Natural light streams through the window, creating a calm and restful environment, ideal as a peaceful retreat after a long day.

Bathroom

Stylishly appointed with a white three-piece suite, including a panelled bath with shower over, wash basin, and WC. Finished with modern tiling and fixtures, this bathroom offers both practicality and comfort.



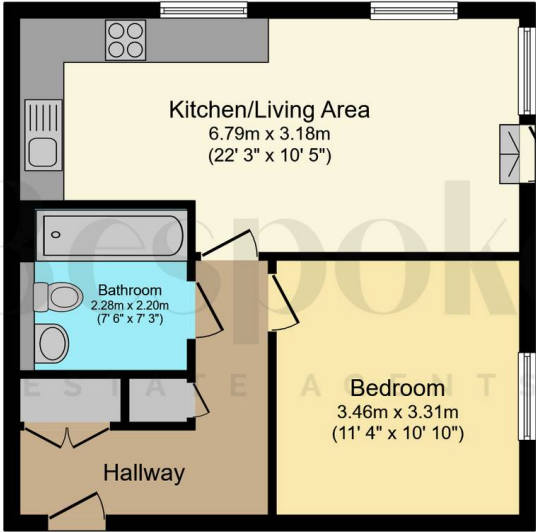


ALLOCATED PARKING

1 Parking Space

Allocated residents parking space, plus additional spaces for visitors.





Floor Plan
Floor area 45.8 sq.m. (493 sq.ft.)

Total floor area: 45.8 sq.m. (493 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(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