



Bespoke Flat 3, 47 Havergate Way, Reading
ESTATE AGENTS £200,000



Flat 3

47 Havergate Way, Reading

Modern one-bedroom apartment in Kennet Island with spacious 17' reception, separate kitchen, double bedroom, parking, and no onward chain. Close to Reading centre and transport links.

Council Tax band: C

Tenure: Leasehold

- No onward chain, offering a straightforward and stress-free purchase
- Long lease providing long-term security and peace of mind
- Spacious reception room with room for both living and dining areas
- Well-proportioned double bedroom with built-in wardrobes
- Bright bathroom with natural light and ventilation via window
- Separate fitted kitchen with integrated appliances
- Generous entrance hall with two windows and large storage cupboard
- Allocated residents parking plus additional visitor parking available
- Located in the sought-after Kennet Island development
- Convenient access to Reading town centre, Green Park and transport links

Communal Entrance

Access via intercom, stairs to the apartment.

Hallway

A welcoming entrance hall with two windows allowing for excellent natural light, creating a bright and airy first impression. There is a large built-in storage cupboard providing practical space for coats, shoes and household items, keeping the main living areas uncluttered. Doors lead through to all principal rooms.

Living Room

17' 7" x 15' 7" (5.36m x 4.75m)

A spacious and well-proportioned reception room measuring over 17ft in length, offering a versatile living and dining space. The room is filled with natural light from large windows and provides ample space for both comfortable seating and a dining area, making it ideal for everyday living and entertaining.

Kitchen

10' 0" x 7' 7" (3.05m x 2.31m)

The kitchen is thoughtfully laid out with a range of fitted units and work surfaces, offering good storage and preparation space. There is an integrated fridge freezer alongside space for additional appliances, and the layout is both practical and efficient, making it well suited for day-to-day use.

Bedroom

15' 7" x 8' 7" (4.75m x 2.62m)

A generous double bedroom with a pleasant outlook, featuring built-in wardrobes that provide excellent storage. The room offers ample space for additional furniture, with proportions that create a comfortable and restful environment, ideal as a main bedroom.

Bathroom

7' 9" x 5' 7" (2.37m x 1.70m)

The bathroom is fitted with a modern suite including a panel-enclosed bath with shower over, wash hand basin and WC. A window brings in natural light and ventilation, enhancing the overall feel, while the clean, neutral finish keeps the space both practical and easy to maintain.



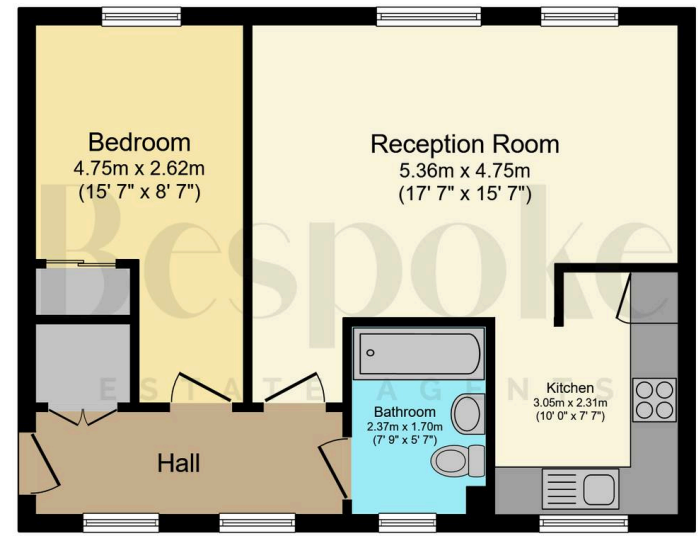


ALLOCATED PARKING

1 Parking Space

Allocated residents parking is provided, along with ample visitor parking throughout the development, ensuring convenient day-to-day parking and easy access for guests.





Floor Plan
 Floor area 49.7 sq.m. (535 sq.ft.)

Total floor area: 49.7 sq.m. (535 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