



## The Regency Apartments

**KENDRICK ROAD, READING**

14 STYLISH 1 & 2 BEDROOM APARTMENTS IN CENTRAL READING





**Stylish Kendrick Road is one of the best addresses in central Reading – less than half a mile from town centre shopping, restaurants and leisure facilities and a 10 minute walk from Reading Station. It is close to the Royal Berkshire Hospital and is well placed for easy access to the M4.**

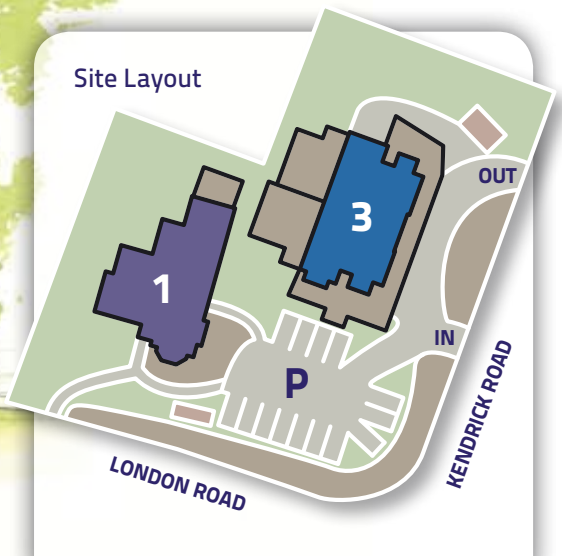
**Thomas Homes has rejuvenated these two Victorian villas on the outside and brought them right up to date on the inside. Large windows bring light streaming in and give an airy, spacious feel. Contemporary gloss kitchen units are complemented by stainless steel and granite; all the apartments feature stylish bathroom suites, chrome fittings and tiles and many have ensembles.**



Albion Terrace, a previous Thomas Homes project in Reading



No 1 Kendrick Road



Interior dimensions

**1.**  
**Living Room/Kitchen**  
7105 x 5660 mm // 23' 4" x 18' 7"\*  
**Bedroom 1**  
3565 x 2885 mm // 11' 8" x 9' 6"°

**2.**  
**Living Room/Kitchen**  
5875 x 4895 // 19' 3" x 16' 1"\*  
**Bedroom 1**  
3600 x 3520 // 11' 10" x 11' 7" \*

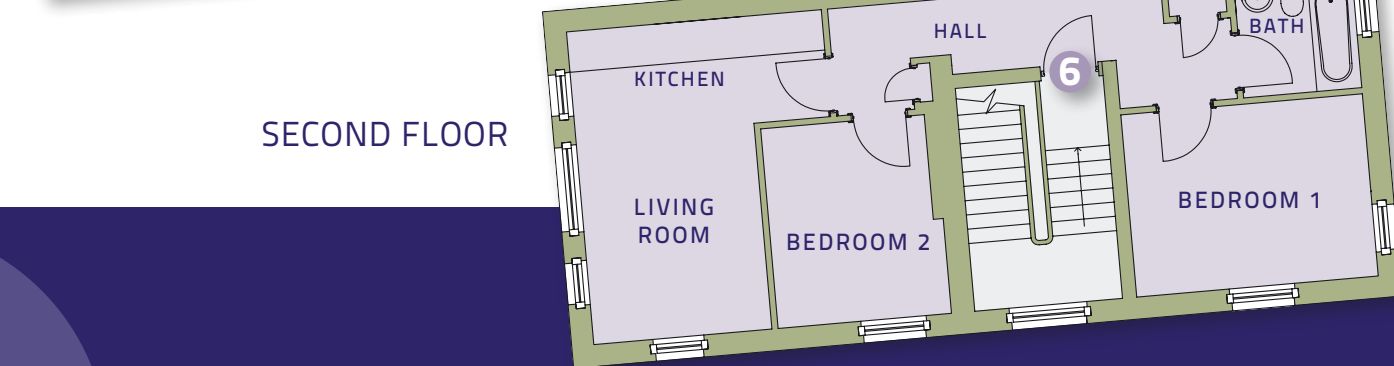
**3.**  
**Living Room/Kitchen**  
5715 x 4075 // 18' 9" x 13' 4"\*  
**Bedroom 1**  
4335 x 2885 // 14' 3" x 9' 6"\*  
**Bedroom 2**  
3905 x 2785 // 12' 10" x 9' 2"

\*maximum dimension ° minimum dimension





FIRST FLOOR



SECOND FLOOR

Interior dimensions

- 4.**  
**Living Room/Kitchen**  
 5560 x 5025 // 18' 3" x 16' 6"  
**Bedroom 1**  
 4675 x 2720 // 15' 4" x 8' 11"<sup>o</sup>  
**Bedroom 2**  
 3275 x 3205 // 10' 9" x 10' 6"<sup>o</sup>

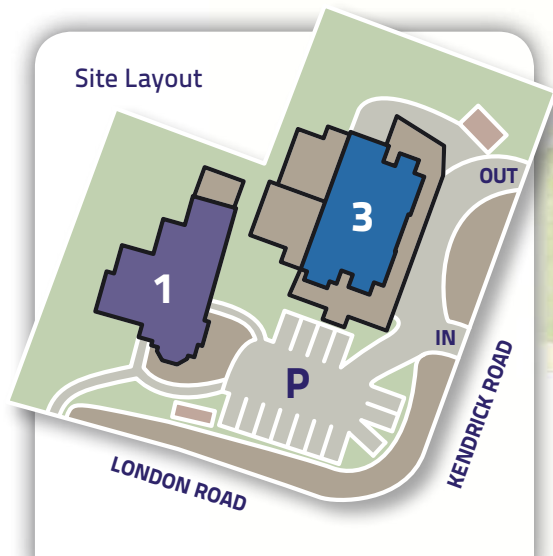
- 5.**  
**Living Room**  
 5115 x 3970 // 16' 9" x 13' 0"  
**Kitchen**  
 3525 x 2645 // 11' 7" x 8' 8"  
**Bedroom 1**  
 4360 x 2800 // 14' 4" x 9' 2"  
**Bedroom 2**  
 3700 x 3520 // 12' 2" x 11' 7"\*

SECOND FLOOR

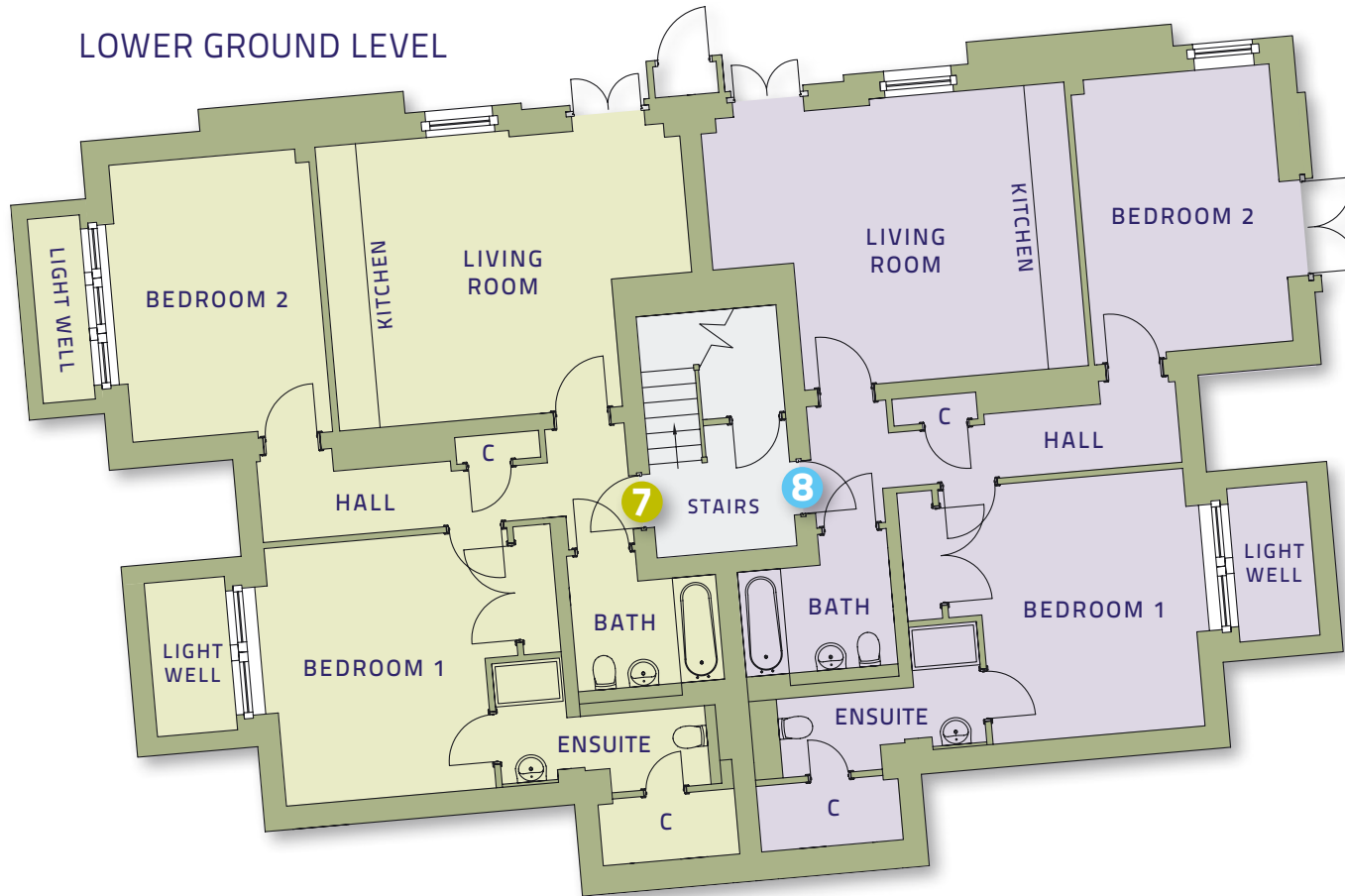
- 6.**  
**Living Room/Kitchen**  
 5030 x 4100 // 16' 6" x 13' 5"\*  
**Bedroom 1**  
 3885 x 3030 // 12' 9" x 9' 11"  
**Bedroom 2**  
 3210 x 2790 // 10' 6" x 9' 2"

\* maximum dimension ° minimum dimension

# No 3 Kendrick Road



## LOWER GROUND LEVEL



### Interior dimensions

7.

#### Living Room/Kitchen

5895 x 4605 mm // 19' 4" x 15' 1"\*

#### Bedroom 1

4180 x 3940 // 13' 9" x 12' 11"

#### Bedroom 2

4495 x 3230 // 14' 9" x 10' 7"

8.

#### Living Room/Kitchen

5915 x 4600 mm // 19' 5" x 15' 1"\*

#### Bedroom 1

4180 x 3975 // 13' 9" x 13' 0"

#### Bedroom 2

4495 x 3230 // 14' 9" x 10' 7"

C Cupboard \*maximum dimension

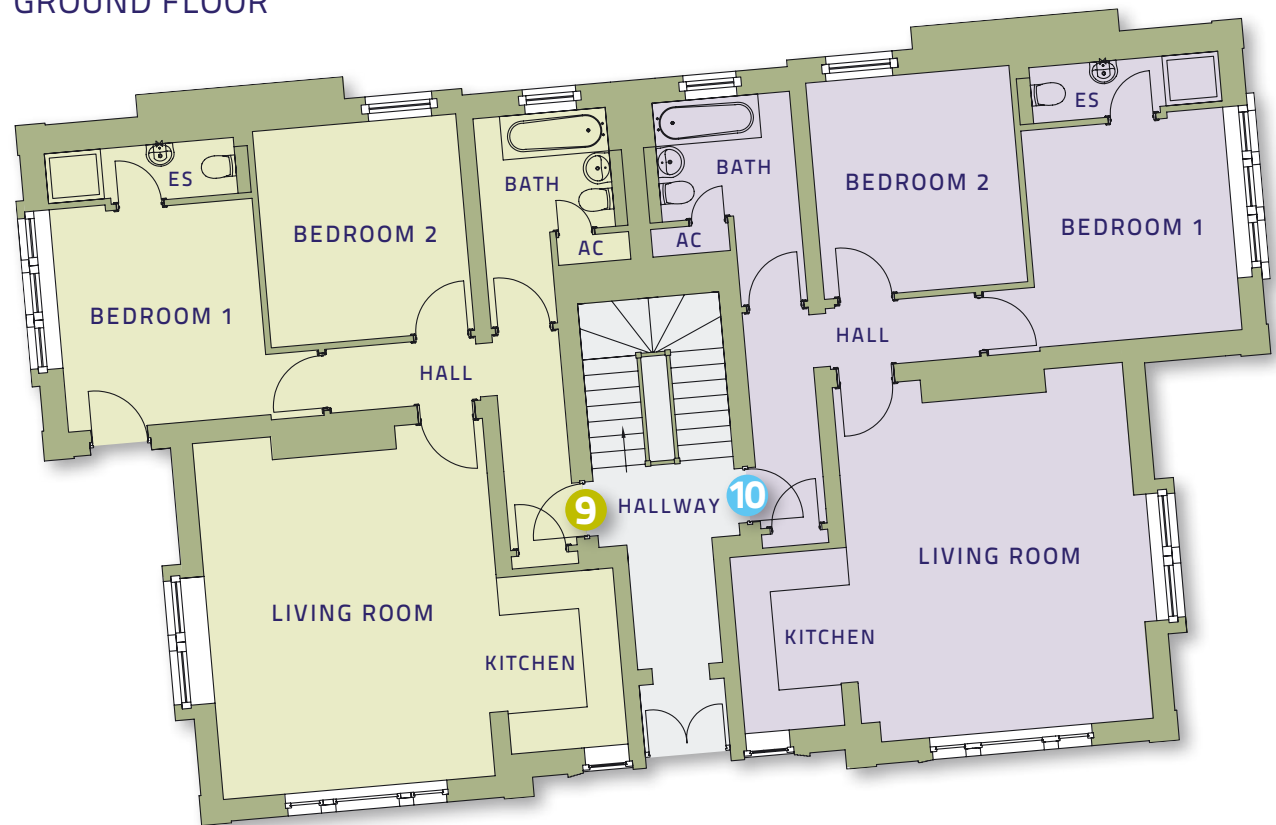
Interior dimensions

- 9.**  
**Living Room**  
5725 x 4665 mm // 18' 9" x 15' 4"\*  
**Kitchen**  
2835 x 1870 mm // 9' 4" x 6' 2"  
**Bedroom 1**  
3480 x 3255 // 11' 5" x 10' 8"  
**Bedroom 2**  
3480 x 3270 // 11' 5" x 10' 9"

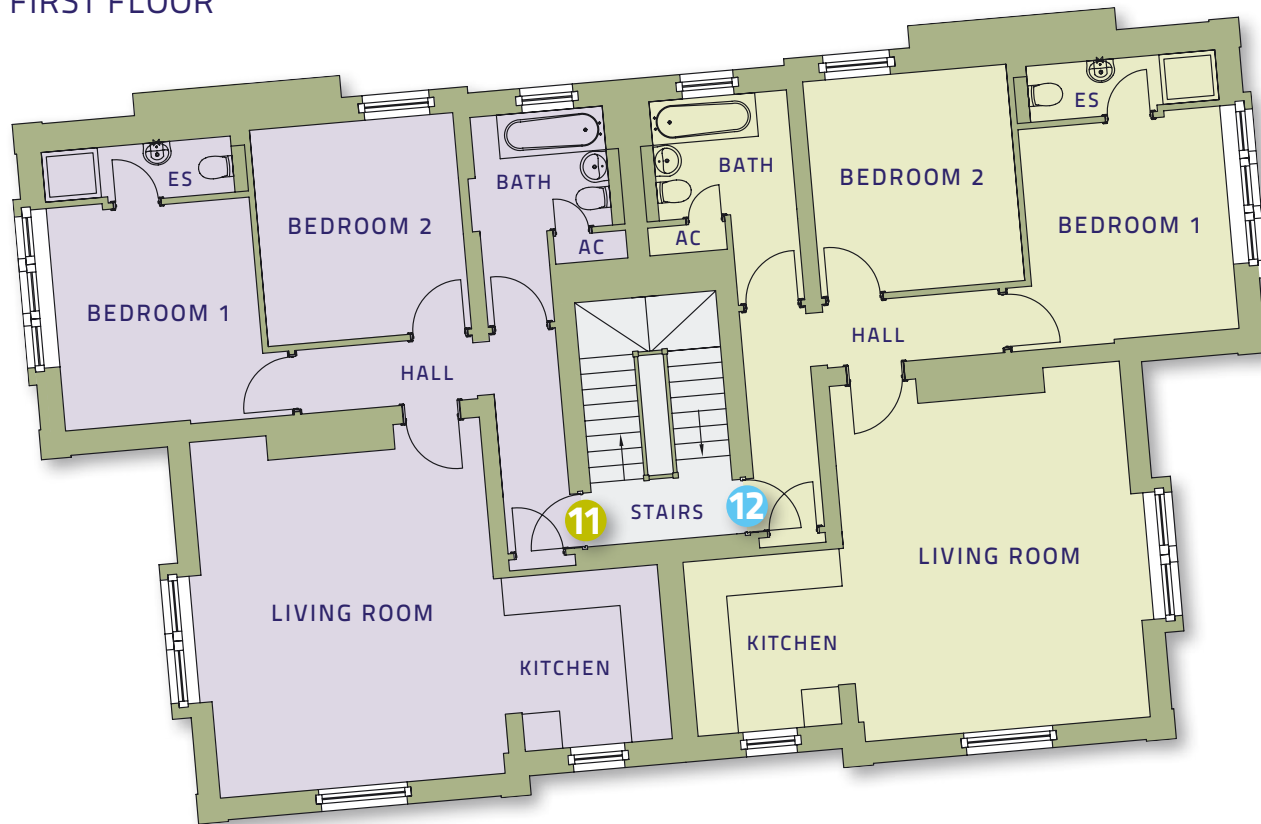
- 10.**  
**Living Room**  
5725 x 4665 mm // 18' 9" x 15' 4"\*  
**Kitchen**  
2835 x 1600 mm // 9' 4" x 5' 3"  
**Bedroom 1**  
3480 x 3255 // 11' 5" x 10' 8"  
**Bedroom 2**  
3480 x 3270 // 11' 5" x 10' 9"

ES Ensuite \*maximum dimension

GROUND FLOOR



## FIRST FLOOR



### Interior dimensions

**11.**

**Living Room**

5725 x 4665 mm // 18' 9" x 15' 4"\*

**Kitchen**

2800 x 2360 mm // 9' 2" x 7' 9"

**Bedroom 1**

3580 x 3255 // 11' 9" x 10' 8"\*

**Bedroom 2**

3480 x 3270 // 11' 5" x 10' 9"

**12.**

**Living Room**

5725 x 4665 mm // 18' 9" x 15' 4"\*

**Kitchen**

2800 x 2310 mm // 9' 2" x 7' 7"

**Bedroom 1**

3580 x 3255 // 11' 9" x 10' 8"\*

**Bedroom 2**

3480 x 3270 // 11' 5" x 10' 9"

ES Ensuite \*maximum dimension

Interior dimensions

13.

**Living Room**

5725 x 4665 mm // 18' 9" x 15' 4"\*

**Kitchen**

2800 x 2365 mm // 9' 2" x 7' 9"

**Bedroom 1**

3480 x 3255 // 11' 5" x 10' 8"

**Bedroom 2**

3480 x 3270 // 11' 5" x 10' 9"

14.

**Living Room**

5725 x 4665 mm // 18' 9" x 15' 4"\*

**Kitchen**

2800 x 2310 mm // 9' 2" x 7' 7"

**Bedroom 1**

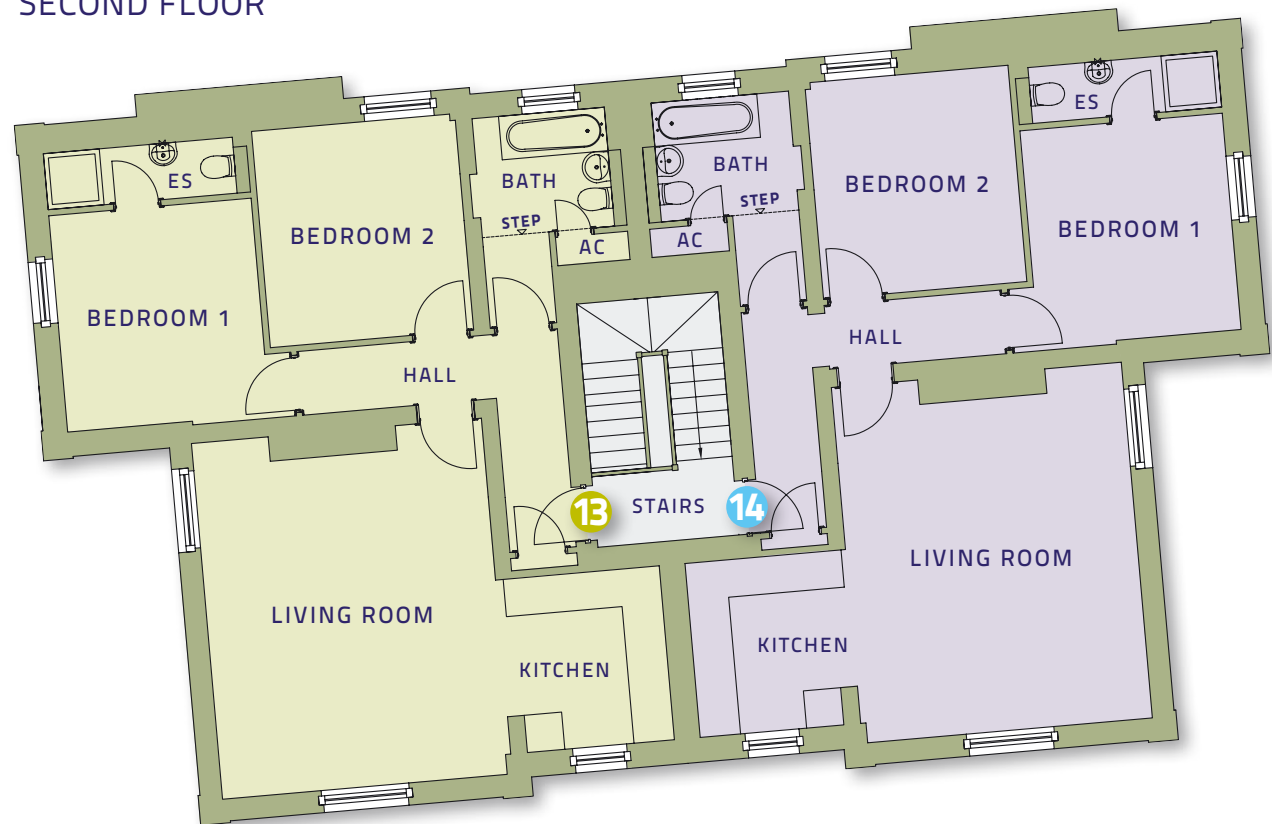
3480 x 3255 // 11' 5" x 10' 8"

**Bedroom 2**

3480 x 3270 // 11' 5" x 10' 9"

ES Ensuite \*maximum dimension

SECOND FLOOR



## Interior specifications



### Kitchen

- White gloss kitchen units
- Stainless steel single oven and gas hob
- Stainless steel chimney hood and splashback
- Stainless steel under-mounted single sink
- Granite worktop and upstand
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer



### Bathroom and Ensuite

- White sanitaryware
- Electric towel rail
- Thermostatically controlled shower
- Porcelanosa wall tiles

### Heating and Ventilation

- Gas-fired condensing combi boiler
- Radiators with thermostatic valves
- Double glazed wooden sash or casement window



### TV, Telephone and Electrical

- TV and telephone points to living room and main bedroom
- Communal TV system and satellite dish suitable for Sky+
- Mains operated smoke alarm

#### Property Misdescriptions Act

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. While information is given in good faith, it should not be relied upon as a statement or representation of fact. All measurements are approximate. Some variation in the finished construction and/or landscaping should be expected.

### Exterior

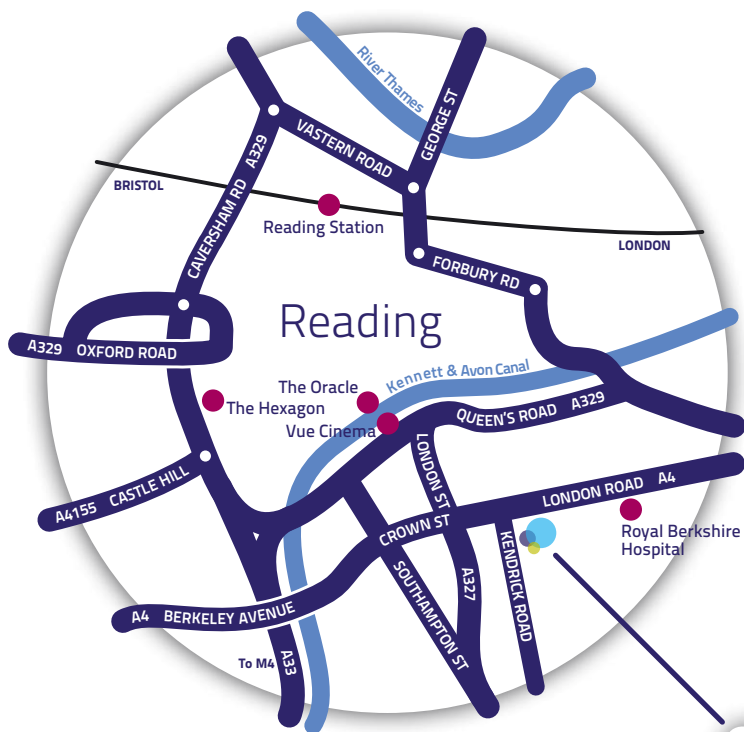
- Fully landscaped communal gardens
- Communal refuse, recycling and bike stores
- Dedicated parking space
- Visitors' parking spaces

### General

- 10 year building guarantee

Interior pictures show other recent Thomas Homes properties.

## HOW TO FIND THE REGENCY APARTMENTS



Postcode for satnav users: RG1 5DX

The Regency Apartments

## VIEWING THE REGENCY APARTMENTS

Drop in to our on-site Sales Centre and Show Apartment to experience The Regency Apartments.

Open Thursday - Monday, 10am-5pm

SALES HOTLINE

**0118 931 2741**

Email [regency@thomashomes.co.uk](mailto:regency@thomashomes.co.uk)

Visit [thomashomes.co.uk](http://thomashomes.co.uk)



**0118 960 1000**