



Winkworth  
for every step...



Winkworth  
for every step...



Winkworth  
for every step...

FLAGSTAFF ROAD, BERKSHIRE, RG2 6BY  
£1,900 PER MONTH UNFURNISHED

**BRAND TWO BEDROOM APARTMENT AT  
BANKSIDE GARDENS. AVAILABLE NOW.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Brand new spacious two bedroom first floor apartment located within the Bankside Gardens development at Green Park Village. The property comprises open plan living room/kitchen, large private balcony with lakeside views, two double bedrooms, en suite bathroom and a further shower room. Allocated parking space included. Available now. Unfurnished.

The development benefits from Green Park train station linking Reading with Basingstoke and London. Located just minutes from central Reading and providing easy access to the M4 at junction 11. The apartment building also has use of The Community Hub which includes concierge, gym, co-working space and cinema room (included within the rental price).

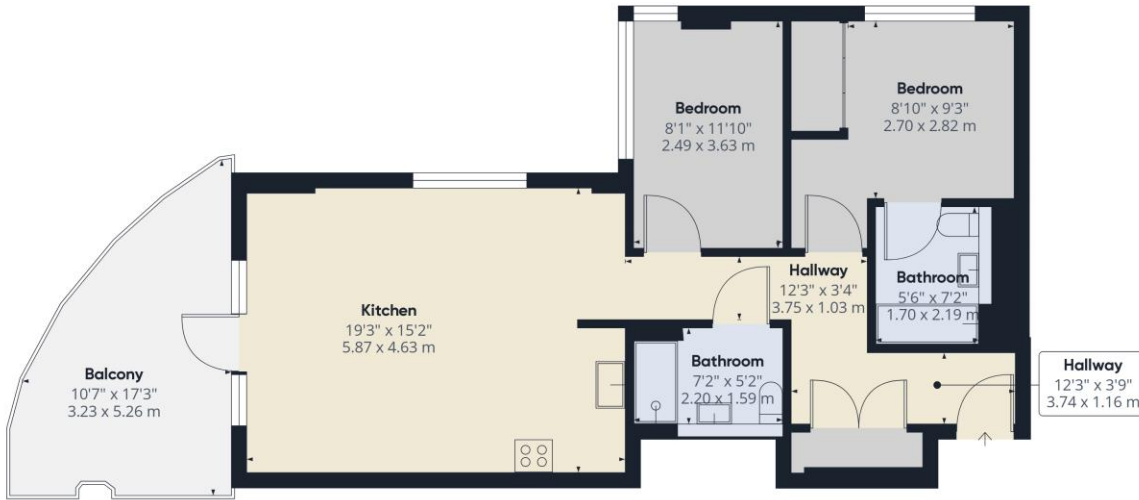
## AT A GLANCE

- Brand new two bedroom apartment
- First floor (with lift access)
- Large private balcony
- Two bathrooms
- Access to the residents community hub
- Council tax band D
- Allocated parking space
- Available now









**Approximate total area<sup>(1)</sup>**

702.66 ft<sup>2</sup>  
65.28 m<sup>2</sup>

**Balconies and terraces**

144.88 ft<sup>2</sup>  
13.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

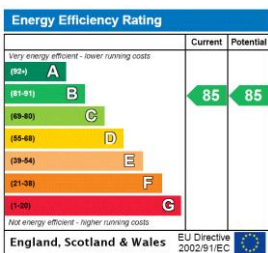
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £2,192.31**

**Holding Deposit: £438.46**

**Council Tax Band: D**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.