



FLAGSTAFF ROAD, GREEN PARK, READING, RG2 6BU
£475,000 LEASEHOLD

**A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUPERB
RECENTLY BUILT TWO BEDROOM PENTHOUSE
APARTMENT IN THIS SOUGHT-AFTER LOCATION**

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DESCRIPTION:

A truly wonderful recently built two bedroom Penthouse apartment, set behind a beautiful lake setting and enjoying a superb wrap around panoramic balcony. Every detail is considered in this carefully designed, stylish top floor apartment. There is a superb Residents Club which has it's own concierge, meeting room, superbly appointed gym and private in-house cinema to watch your favourite films.

Bankside Gardens is located in Green Park Village which is set in 60 acres of open green spaces, woodland walks, play areas and benefitting from the new Green Park train station linking Reading with Basingstoke and London. There is a brand new primary school, Tesco Express, community hall, Market Square and a Triple Two Coffee shop. Just minutes from central Reading and providing easy access to the M4 creating the perfect balance of accessibility and escapism. Internally comprising entrance hall, timber effect Karndeian flooring, access to the family bathroom, built in storage cupboard, superb open plan kitchen/living space with contrasting timber effect and flat matt finishes with feature black framed wall shelves and composite stone worktops with integrated appliances, tinted mirrored effect glass splashback, large storage/utility cupboard to one corner which houses the washer/dryer, luxury timber effect Karndeian flooring, easy sliding double glazed patio doors lead out onto the terraced balcony, which is ideal for entertaining. The master bedroom has a built in double wardrobe and it's own en-suite, whilst the second double bedroom has easy sliding double glazed patio doors that lead out on to the balcony. The property further benefits from an allocated car parking space and visitors parking. All in all a truly wonderful apartment, superbly located in Green Park Village, within close proximity of Reading town centre and providing excellent access to J11 of the M4.

Finer details include washed oak effect internal doors, black chrome door furniture and luxury timber effect Karndeian flooring to the hallway and living/kitchen/dining area. High quality carpet is fitted to the bedrooms as standard and the apartment also features a Nest smart heating thermostat, wiring for Sky Q provided to the living area and a feature entrance door with a multipoint locking system.

AT A GLANCE

- Impressive Penthouse Apartment
- Superb Terrace/Wrap Around Panoramic Balcony
- Open Plan Kitchen/Living Space
- Two Double Bedrooms
- En-Suite & Family Bathroom
- Allocated Car Parking Space
- Residents Club
- Residents Gym & Cinema Room



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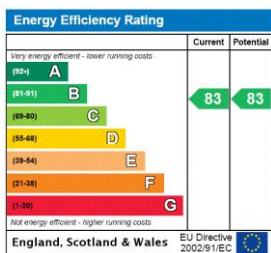


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 997 year and 0 months

Service Charge: £2400 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: C

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.

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