



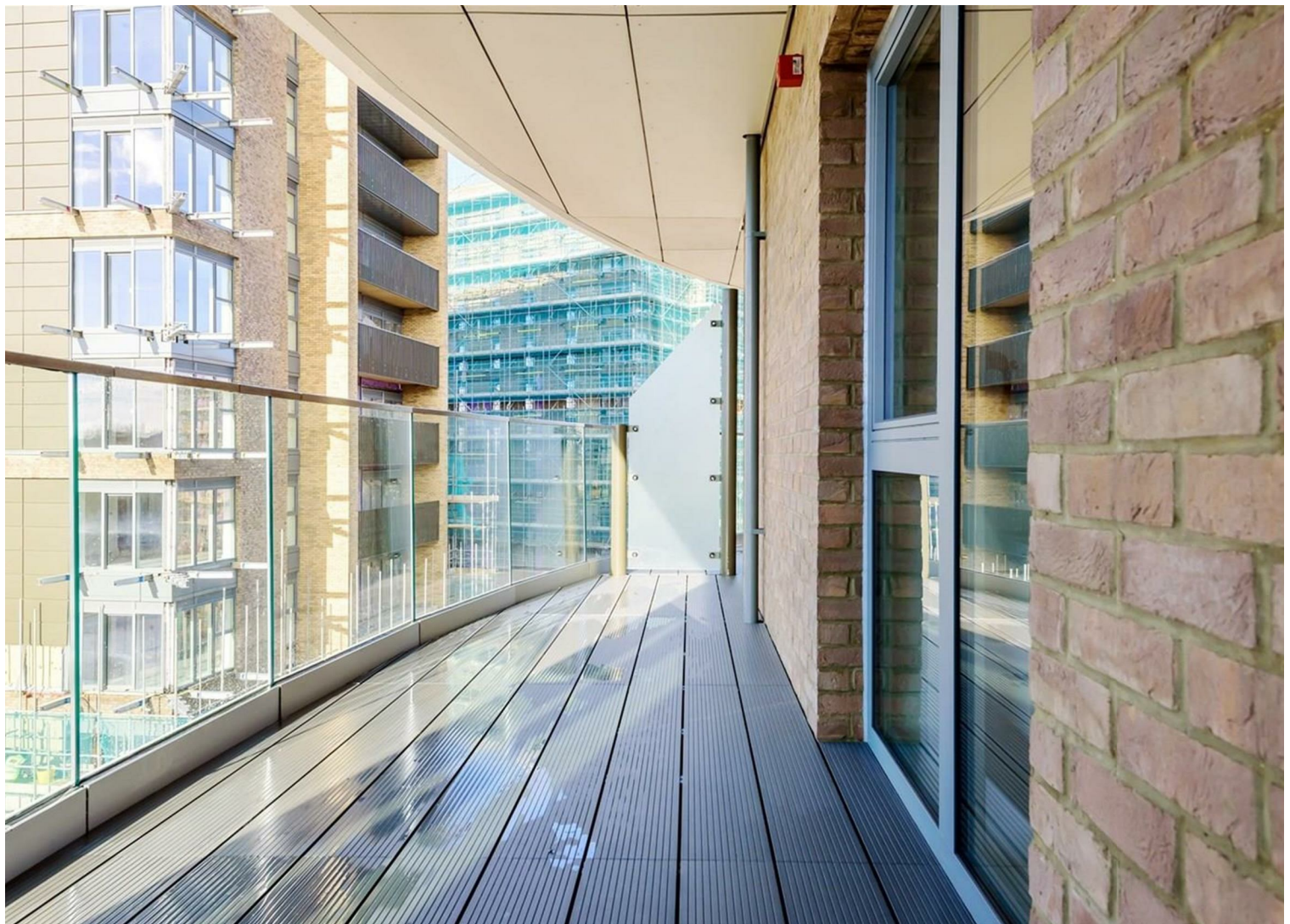
A superb one-bedroom, contemporary-styled apartment located on the third floor of the premium Bankside Gardens development—a stunning lakeside project by St Edward Homes, forming part of the highly sought-after Green Park Village. The property features an open-plan living area with a well-equipped kitchen and direct access to a stunning wraparound balcony. The development is set within landscaped grounds that incorporate cycle paths, running routes, and nature trails. Residents benefit from a wide range of amenities, including the Residents' Club, which hosts a concierge, gym, in-house cinema, and meeting room. Green Park Business Park and Green Park Station are within a short walk, offering a swift six-minute train journey to Reading mainline station. Junction 11 of the M4 is also nearby.

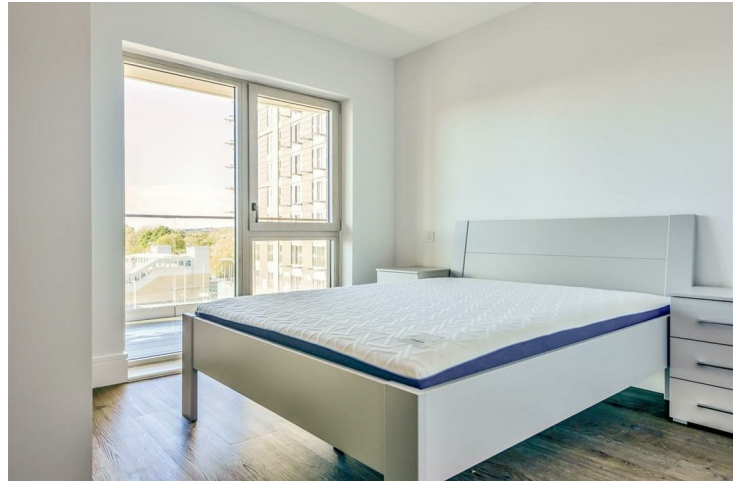
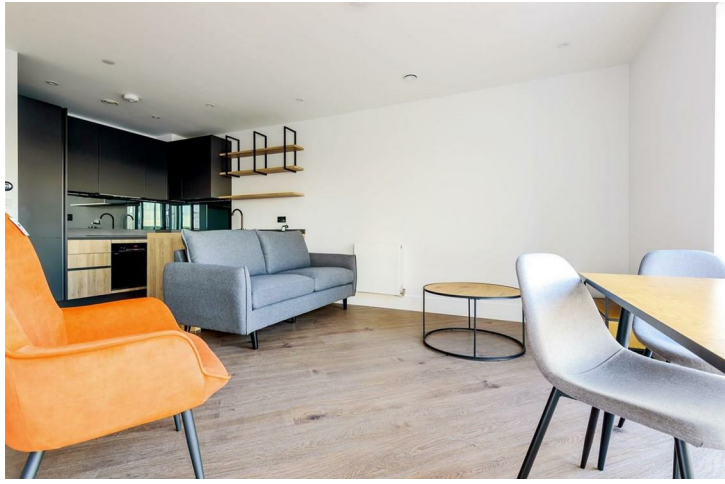
Interested? Please contact our sales team to find out more, or to book a viewing.

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- 3rd floor with private balcony
- Open-plan living room with well-equipped kitchen area
- Residents Club with gym, cinema, studio & homeworking/meeting room
- Option of tenants in situ or vacant possession
- Adjacent to on-site Green Park station
- Lakeside setting with landscaped communal grounds & parkland





Council tax band C
Council- Reading

Residents Facilities & Concierge

On-site Residents Club exclusively for residents include a concierge, state of the art gym, cinema room for private hire, a co-working studio with meeting room and a Tesco express.

Neighbouring Green Park Village has further amenities including Tesla superchargers, a primary school, a gym, a swimming pool, can also be enjoyed at Green Park Business Park.

Additional information:

Parking

The apartment has an allocated parking space and there are visitors spaces for shared use which require permits.

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Local authority: Reading Borough Council
Council tax band: C

Years remaining: 991

Service charge: £1516.06 PA

Ground rent: £250 PA

Ground rent review period: Every 21 years, review 2037 in line with RPI

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

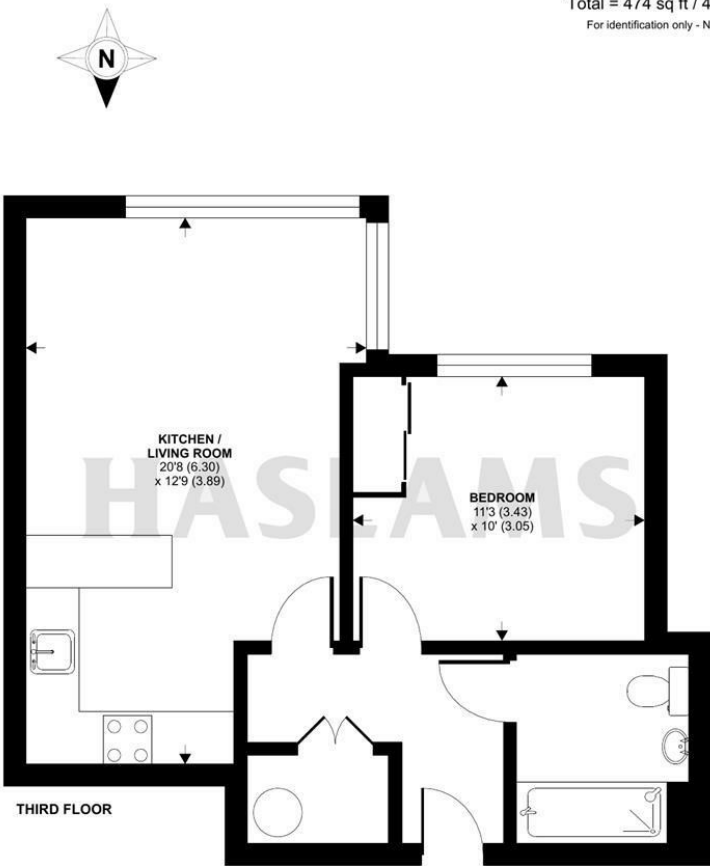
Rental Yield

The property is currently let with the tenants paying £1600 per month for a furnished let, which based on the asking price represents a possible gross rental yield of 6.8%

Floorplan

Flagstaff Road, Reading, RG2

Total = 474 sq ft / 44 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Haslams. REF: 916697



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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