



**Bespoke**  
ESTATE AGENTS

Flat 56, Hunsaker, Reading

In Excess of £325,000





## Flat 56

Hunsaker Alfred Street, Reading

Stunning 2-bed apartment on the 8th floor of Chatham Place, Reading. Spacious living room, modern kitchen, en-suite master, westerly-facing balcony with views. Secure parking, convenient location, long lease. Urban oasis with serene courtyard views. Ideal blend of modern living and city convenience.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 8th Floor Stunning Apartment
- Highly Sought After Chatham Place Development
- Two Double Bedrooms
- Secure Under Croft Parking
- 22' Living Room
- Modern Kitchen With Integrated Appliances
- En-Suite To Master
- Westerly Aspect Balcony With Views Over Courtyard & Reading
- Easy Access To Central Reading & Main Line Station
- Long Lease



### Communal Entrance

Access via secure video intercom system, a light, bright spacious and welcoming communal reception. Perfect for greeting visitors. Stairs and lifts to all floors and apartments, including undercroft parking.

### Entrance Hall

Large built in storage cupboard, engineered oak effect flooring, doors to all rooms, further built in utility cupboard.

### Utility Cupboard

Space and plumbing for washing machine, wall mounted gas fired boiler for central heating.

### Living Room

22' 5" x 13' 2" (6.83m x 4.01m)

A wonderful room, filled with natural light from the westerly aspect patio doors, which leads on to private balcony. Engineered wood flooring, radiator, open plan to kitchen.

### Kitchen

A modern fitted kitchen with white fronted units, cleverly defined from the living room with tiled floor. A range of eye and base level units, work tops over with inset sink. Built in oven and hob with hood over, integrated fridge and freezer, integrated dishwasher.

### Bedroom One

15' 6" x 9' 6" (4.72m x 2.90m)

Enjoying a westerly aspect, built in wardrobes, radiator, door to en-suite.

### En-Suite

Large walk in double width shower cubicle, concealed cistern W.C. floating wash hand basin, wall mounted mirror fronted medicine cabinet. Tiled walls, tiled floor, towel rail.







### Bedroom Two

14' 0" x 10' 7" (4.27m x 3.23m)

A generous double bedroom with westerly aspect window, built in double wardrobes, radiator.

### Bathroom

A modern fitted white suite with enclosed bath, shower over, shower screen. Concealed cistern W.C. floating wash hand basin, towel rail, tiled walls, tiled floor. Fitted mirror fronted medicine cabinet.

### Balcony

Enjoying a westerly aspect, with far reaching views to the south, and over looking the communal courtyard gardens.

### Communal Gardens

Centrally located, an oasis courtyard garden, well tendered with various flowers and shrubs. Setting areas for residence to relax, unwind and enjoy, securely accessed via key fob entry and exit.

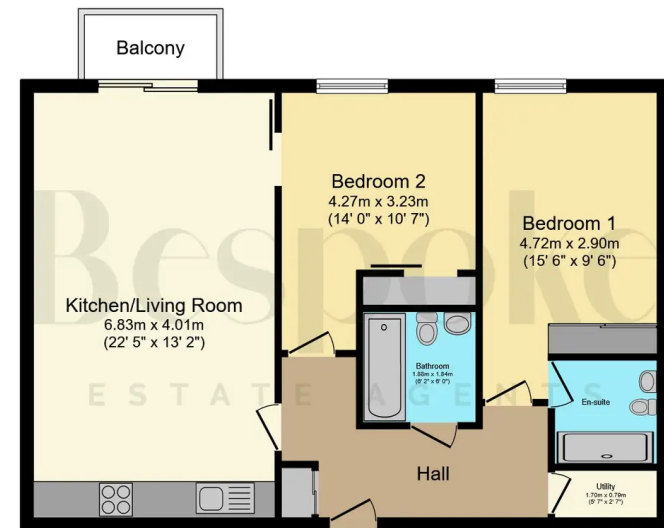
### SECURE GATED

1 Parking Space

Secure under croft parking, accessed via remote key fob, with secure inner personal door to the apartment block.







### Floor Plan

Floor area 72.6 m<sup>2</sup> (781 sq.ft.)

TOTAL: 72.6 m<sup>2</sup> (781 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](http://www.Propertybox.io)