



**Bespoke**  
ESTATE AGENTS

Flat 7, 9 Sunapee Road, Reading  
£260,000





## Flat 7

9 Sunapee Road, Reading

Stylish 1-bed apartment in Green Park Village. Open-plan living, private balcony, high-spec kitchen, double bedroom with ample storage, modern bathroom. Video entry, lift access, allocated parking. Perfect blend of convenience and comfort, serene outdoor oasis.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stylish first-floor apartment in Green Park Village
- Open-plan living area with access to private balcony
- High-spec kitchen with integrated appliances
- Generous double bedroom with built-in wardrobes
- Modern bathroom with rainfall shower over bath
- Spacious entrance hall with large utility/storage cupboard
- Secure video entry system, smartphone compatible
- Lift access to all floors within well-kept communal areas
- Allocated parking space plus visitor parking
- Close to local amenities, lakeside walks & Green Park Station

## Communal Entrance

Accessed via a secure video entry system—viewable both from the apartment and remotely via smartphone—this impressive communal lobby sets the tone for the quality found throughout the development. Bright and stylishly presented, it features contemporary décor, tasteful soft furnishings, and full-height glass doors that flood the space with natural light. A central staircase with glass balustrades and a lift provide access to all floors, ensuring convenience and ease of living.

## Entrance Hall

Welcoming and well-proportioned, the entrance hall sets a stylish first impression with its soft neutral tones and modern interior finish. It offers access to all principal rooms—including the bedroom, bathroom, and open-plan living space—and features a large built-in utility cupboard housing the washing machine, with ample additional storage space for coats, cleaning essentials, or household items. The layout has been designed for ease and practicality, while maintaining a clean, contemporary aesthetic.

## Living Room

16' 10" x 11' 0" (5.13m x 3.35m)

Bright, spacious, and thoughtfully laid out, the open-plan living area is perfect for both relaxing and entertaining. A large sliding glass door opens directly onto a private balcony, drawing in natural light and offering a pleasant outlook across the development. The room comfortably accommodates both lounge and dining areas, with recessed lighting and neutral décor enhancing the modern finish. Seamlessly open to the kitchen, it forms the heart of the home—a versatile and inviting space for everyday living.

## Kitchen

10' 2" x 6' 0" (3.10m x 1.83m)

Sleek and contemporary in design, the kitchen is fully open to the living and dining area, creating a sociable space that blends style with functionality. Finished with a sophisticated mix of soft grey and wood-effect cabinetry, it features a full suite of integrated appliances including a fridge/freezer, dishwasher, oven, hob, and extractor fan. Subtle under-cabinet lighting and stylish tiled flooring complete the look, while generous worktop space makes it as practical as it is attractive.

## Bedroom







## BALCONY

Accessed via sliding doors from the living room, the private balcony provides a welcome outdoor retreat—ideal for morning coffee or winding down in the evening. With space for seating and planters, it offers a pleasant outlook across the development and enhances the apartment's sense of light and openness. A great extension of the living space in warmer months.

## ALLOCATED PARKING

1 Parking Space

The property benefits from an allocated residents' parking space, with additional visitor parking available in designated bays throughout the development—ideal for guests and day-to-day convenience.





