



**Sunapee Road, Reading RG2 6BN**



**welcome to**

## **Sunapee Road, Reading**

NO ONWARD CHAIN. A stunning 2nd Floor Apartment situated in a lakeside community & benefitting from open plan living area with south facing balcony & modern fitted kitchen with integrated appliances, utility room, double bedroom, modern bathroom with rain shower, lift access, allocated parking





**Communal Entrance Hall**

**Entrance Hall**

**Open Plan Living Area**

21' 11" x 11' 9" ( 6.68m x 3.58m )

**Balcony**

**Utility Room**

**Double Bedroom**

11' 1" x 9' 9" ( 3.38m x 2.97m )

**Bathroom**

**Parking**

**Total floor area 47.3 m<sup>2</sup> (509 sq.ft.) approx**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

welcome to

## Sunapee Road, Reading

- Offered with NO ONWARD CHAIN
- Stunning 2nd Floor Apartment with Lift Access
- Open Plan Living Area with South Facing Balcony & Fully Equipped Kitchen
- Double Bedroom, Allocated Parking
- Situated in the Sought After Green Park Village

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [rogerplatt.co.uk/Property/LOE108011](https://rogerplatt.co.uk/Property/LOE108011)



Property Ref:  
LOE108011 - 0008

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Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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