



PRICE GUIDE

£400,000

Flagstaff Road

Berkshire, RG2 6BY

Guide Price £400,000 - £425,000

Located within the new Bankside Gardens development at Green Park Village is this ground floor 2 bedroom apartment with private terrace.

The property is spread over 718sqf, this ground floor apartment has an abundance of natural light with dual aspect view and access to a private terrace. There is a contemporary fitted open plan kitchen, family bathroom, 2 double bedrooms and en-suite to master.

The property comes with the added bonus of having a secure parking space.

The development is situated in Reading Green Park and features a concierge service, landscaped grounds, cinema room, co working space and a residents gymnasium.

Bankside Gardens is located just off the A33, a short distance from central Reading and close to Junction 11 of the M4. The development offers a collection of 1 and 2 bedroom apartments set alongside a lake and surrounded by green space.

Designed with both convenience and community in mind, it includes a primary school, community hall and market square at its centre. Across the road, Green Park business centre provides additional amenities, including restaurants, a fitness centre, shops and year-round events.

The new Reading Green Park train station, located on site, connects directly to Reading in around six minutes, with fast onward services to London Paddington in about 35 minutes.

All fixtures and fittings are able to be included within the sale (subject to offer) .

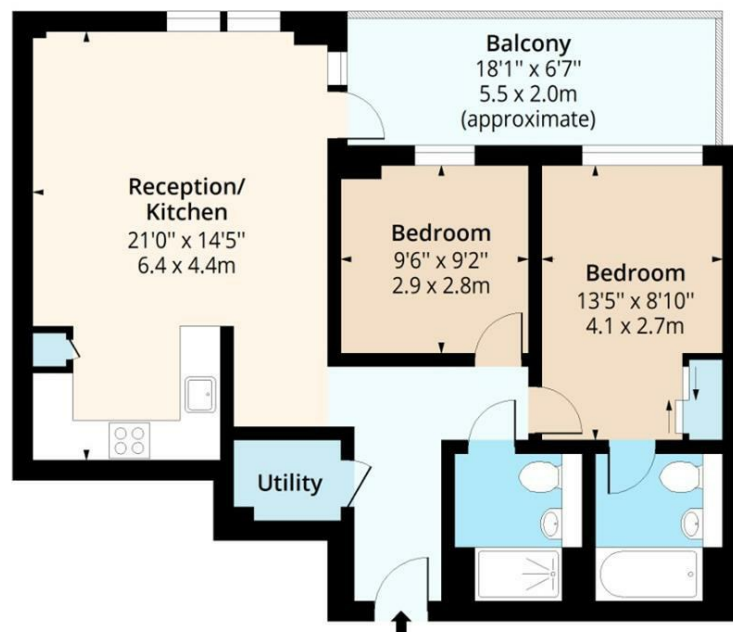
Leasehold: 987 years remaining
Service Charge: £3000 per annum
Ground Rent:
Council Tax: Band D





Flagstaff Road, RG2

Approx. Gross Internal Area 718 Sq Ft - 66.70 Sq M



Ground Floor

Floor Area 718 Sq Ft - 66.70 Sq M

| 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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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