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Flat 8, 16 Fairhaven Drive, Reading

£325,000

Flat 8

16 Fairhaven Drive, Reading

A beautifully presented two-bedroom, first-floor apartment in Green Park Village, built by St Edward, part of the Berkeley Group. Featuring a south and west-facing wraparound balcony, bright open-plan living, a bathroom and separate shower room, plus lift access. Offered with no onward chain.
Council Tax band: C

Tenure: Leasehold

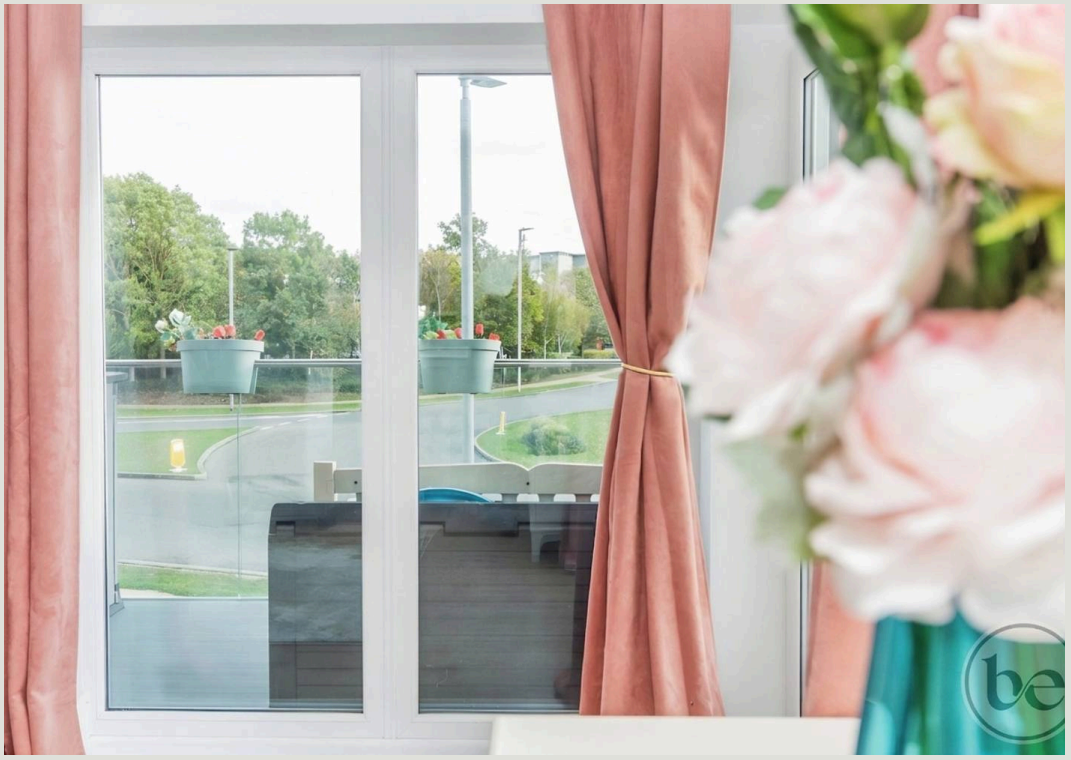
- South and west-facing wraparound balcony, ideal for afternoon and evening sunshine
- Offered for sale with no onward chain
- First-floor apartment with lift access
- Set within the sought-after Green Park Village development
- Built by St Edward, part of the Berkeley Group
- Bright, open-plan living space with direct access to the balcony
- Contemporary kitchen with integrated oven and hob, fridge/freezer & full size dishwasher
- Two bedrooms, with fitted mirrored wardrobes to the principal bedroom
- Modern bathroom plus a separate shower room
- Welcoming communal entrance and useful hallway storage with plumbing for a washing machine

Communal Entrance
The communal entrance creates a welcoming first impression, with contemporary seating, wood-effect flooring and soft lighting giving the lobby a smart, considered finish. Lift and stair access serve the upper floors.

Hallway
The front door opens into a spacious hallway, with neutral décor and wood-effect flooring continuing through to the main living space. A built-in cupboard provides useful storage and plumbing for a washing machine, keeping laundry appliances tucked away and helping to minimise noise in the living area. Doors lead to both bedrooms, the bathroom, the separate shower room and the open-plan kitchen/living room

Living Room
22' 9" x 11' 8" (6.93m x 3.56m)
At almost seven metres in length, the open-plan kitchen/living room provides a sociable space with distinct areas for cooking, dining and relaxing. The kitchen sits neatly at one end, allowing the living area to make the most of the corner position, natural light and direct access to the balcony. There is space for a dining table alongside the kitchen and comfortable seating towards the balcony doors, creating an easy flow that works equally well for everyday living and having friends over.

Kitchen
The kitchen combines pale lower cabinets with contrasting wood-effect units, complemented by a reflective splashback and under-cabinet lighting. An integrated oven, hob and extractor sit alongside a stainless-steel sink, with tall cabinetry providing additional storage and a coordinated finish. Its position within the open-plan room means whoever is cooking can remain part of the conversation, with the dining area close at hand.



Bedroom 1

11' 11" x 8' 10" (3.63m x 2.69m)

The principal bedroom is a calm, well-presented double room, with soft neutral décor and fitted mirrored wardrobes providing storage while reflecting light around the room. A tall window brings in natural light, and the layout accommodates a double bed with bedside furniture.

Shower room

5' 7" x 5' 7" (1.70m x 1.70m)

A separate shower room provides a useful second washing facility, particularly when guests stay or for busy morning routines. It features a wide shower enclosure with sliding glass doors, a vanity washbasin with storage, a mirrored cabinet and a concealed-cistern WC, all finished with coordinated contemporary tiling.

Bedroom 2

11' 11" x 8' 8" (3.63m x 2.64m)

The second bedroom offers flexibility for a range of needs. Currently arranged with a raised bed, storage and a study area, it could equally serve as a guest bedroom or a dedicated home office. A tall window provides natural light, while the neutral finish makes the room easy to personalise.

Bathroom

The bathroom has a contemporary finish, with large-format tiling, a panelled bath with a shower above and a glass screen. A vanity unit incorporates the washbasin and storage beneath, complemented by a mirrored cabinet, a concealed-cistern WC and a chrome heated towel rail.

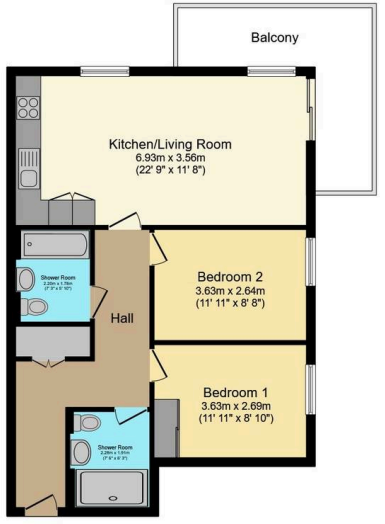
BALCONY

Accessed directly from the living area, the wraparound balcony is a standout feature, extending around two sides of the apartment. Glass balustrades retain the open outlook, while the recessed position and overhead cover give the space a sheltered feel. There is room to create separate seating areas, whether for a morning coffee, outdoor dining or simply sitting back and enjoying the view across the development and surrounding greenery.

ALLOCATED PARKING

1 Parking Space

The apartment benefits from one allocated parking space, with several visitor spaces located throughout the development for visiting friends and family.



Floor Plan

Floor area **67.4** sq.m. (**725** sq.ft.)

Total floor area: 67.4 sq.m. (725 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