

# Bespoke

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Flat 5, 9 Sunapee Road, Reading  
£350,000

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## Flat 5

9 Sunapee Road, Reading

Modern two bedroom ground floor apartment within Green Park Village, offering open plan living, en-suite to the main bedroom, private southerly facing terrace, allocated parking, and excellent local amenities and transport links.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two bedroom ground floor apartment within the popular Green Park Village development
- Open plan living room and kitchen designed for modern day living
- Contemporary kitchen with integrated appliances and ample storage
- Principal bedroom with built in wardrobes and en-suite bathroom
- Separate shower room ideal for guests or shared living
- Private terrace accessed directly from the living room with a southerly aspect
- Well proportioned second bedroom suitable for home working or guests
- Large entrance hall storage cupboard housing washing machine plumbing
- Allocated parking space located directly to the front of the building
- Landscaped communal grounds with lakeside walks and nearby amenities

## Communal Entrance

### Entrance Hall

A welcoming entrance hall that immediately sets a smart, well finished tone. The layout provides good circulation to all rooms, creating a practical and well considered flow. A large built in storage cupboard discreetly houses the plumbing for the washing machine, keeping appliances and noise out of the main living space while also providing excellent additional storage.

### Living Room

21' 5" x 11' 3" (6.53m x 3.43m)

The living area forms the main social space of the apartment and is well proportioned, allowing for comfortable seating and a defined dining area without feeling restricted. The room benefits from excellent natural light, creating a bright and relaxed atmosphere throughout the day. Its open layout makes it equally suited to quiet day to day living or entertaining, with a calm and well balanced feel.

### Kitchen

The kitchen is neatly arranged along one wall and fitted with a range of integrated appliances, creating a streamlined and contemporary finish. Ample storage and worktop space make it practical for everyday use, while the layout keeps the kitchen connected to the living area without dominating the room. Clean lines and modern finishes give the space a smart, low maintenance feel.

### Bedroom One

11' 6" x 9' 5" (3.51m x 2.87m)

The principal bedroom is a well proportioned double room, offering space for a full bedroom suite while retaining a balanced and uncluttered feel. Built in wardrobes provide excellent storage without encroaching on the room, while the bedroom's position within the apartment offers a good sense of privacy. Direct access to the en-suite further enhances its appeal, making it an ideal main bedroom.



## En-Suite

The en-suite is finished in a modern, neutral style and includes a bath with shower over, WC, and wash basin. A fitted vanity unit beneath the sink provides practical storage, while clean tiling and contemporary fittings create a well balanced and comfortable space.

## Bedroom Two

10' 3" x 8' 9" (3.12m x 2.67m)

The second bedroom is another genuine double, ideal for guests, a child's room, or a home office. Its proportions allow flexibility depending on lifestyle needs, making it a strong second bedroom rather than a compromise space.

## Shower Room

The separate shower room is well positioned off the hallway and fitted with a walk in shower, WC, and wash basin. A vanity unit beneath the sink offers useful additional storage, and the overall finish is modern and well maintained, making it ideal for guests or shared living arrangements.





## GARDEN

A private terrace accessed directly from the living room, enjoying a southerly aspect and providing an ideal spot for outdoor seating. The position offers a pleasant outlook across landscaped communal areas, creating a calm extension of the living space.

## Allocated parking

The property benefits from an allocated parking space located directly to the front of the building, conveniently positioned close to the main entrance. Additional parking spaces are available for visitors, providing flexibility for guests.



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Floor Plan

Total floor area: 64.0 sq.m. (689 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)