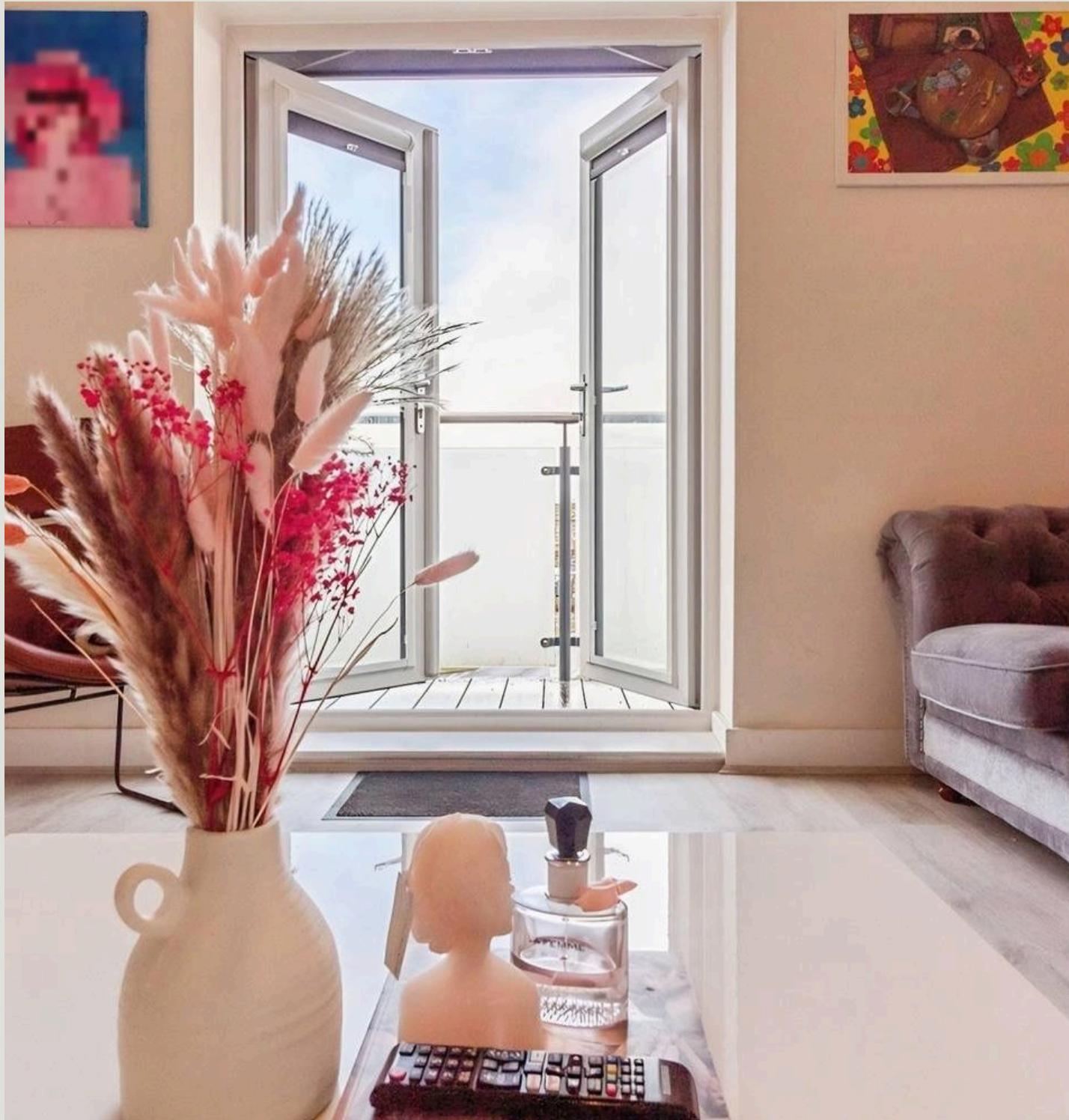




Bespoke
ESTATE AGENTS

Flat 27, 16 Ruston Close, Reading
£290,000



Flat 27

16 Ruston Close, Reading

Spacious 2 bed top floor apartment with dual aspect living, balcony, modern kitchen, en suite, ample storage, allocated parking, and great access to M4, Reading, and local amenities. Offered with no onward chain complications.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 785 sq ft two bedroom top floor apartment with well balanced layout & elevated views
- Impressive 24 ft open plan living and dining space
- Dual aspect living area with Juliet balcony and full width balcony
- Contemporary kitchen with integrated appliances
- Principal bedroom with Juliet balcony and en suite shower room
- Generous second double bedroom with flexible use
- Modern main bathroom with full length bath and quality finish
- Large built in storage cupboard in the entrance hall & Loft Access
- Allocated parking plus ample visitor parking
- Excellent access to Junction 11 of the M4, Reading town centre and local amenities

Entrance Hall

A generous and welcoming entrance hall providing access to all rooms. The space benefits from a large built in storage cupboard, ideal for coats, cleaning equipment and general household items, helping to keep the main living areas clutter free. It sets the tone for the apartment's bright, well planned layout.

Living Room

24' 3" x 11' 8" (7.39m x 3.56m)

Stretching over 24 feet in length, this is a genuinely impressive main living space. The proportions allow for clearly defined seating and dining areas without compromise, creating a room that feels both spacious and purposeful. Full height doors open onto the balcony, while an additional Juliet balcony enhances the dual aspect design, drawing light in from two directions and creating a bright, airy feel that is not often found in modern apartments. It is a space that works just as well for quiet evenings as it does for hosting friends

Kitchen

Seamlessly integrated within the open plan design, the kitchen is fitted with contemporary cabinetry, integrated appliances and generous preparation space. Clean lines and a practical layout ensure it remains functional without overpowering the room. The positioning keeps you connected to the living and dining areas, making it ideal for modern day living where cooking, conversation and entertaining naturally blend together.

Bedroom One

15' 3" x 11' 0" (4.65m x 3.35m)

A well proportioned principal bedroom offering excellent floor space and a calm, private feel. There is ample room for wardrobes and additional bedroom furniture without compromising comfort. A Juliet balcony enhances the room with natural light and ventilation, creating a bright and airy atmosphere that elevates it beyond a typical apartment bedroom. A well balanced and thoughtfully designed principal suite.

En-Suite

A contemporary en suite shower room fitted with a glass enclosed shower, wall mounted wash hand basin and concealed cistern WC, creating a clean and streamlined finish. Neutral tiling and a chrome heated towel rail complete the



En-Suite

A contemporary en suite shower room fitted with a glass enclosed shower, wall mounted wash hand basin and concealed cistern W/C, creating a clean and streamlined finish. Neutral tiling and a chrome heated towel rail complete the space, offering both practicality and modern style to the principal bedroom.

Bedroom Two

11' 7" x 11' 0" (3.53m x 3.35m)

A well proportioned second double bedroom with a bright dual window aspect, allowing natural light to flow through the space. The generous floor area provides flexibility for use as a guest room, home office or additional bedroom without compromise. Comfortably accommodating a double bed and freestanding furniture, this is a genuinely versatile room rather than an afterthought.

Bathroom

A well appointed main bathroom fitted with a full length panelled bath with shower over, wall mounted wash hand basin and concealed cistern WC, maintaining the same clean and contemporary styling found throughout the apartment. Finished in neutral tiling with recessed ceiling lighting and a chrome heated towel rail, the space is both practical and modern, serving the second bedroom and guests with ease.

Balcony

A full width private balcony accessed directly from the main living area, offering generous space for seating and outdoor dining. The elevated position provides an open outlook and a sense of separation from street level, making it an ideal spot for morning coffee or evening relaxation. With enough depth to be genuinely usable rather than decorative, the balcony acts as a natural extension of the living space during warmer months.





BALCONY

ALLOCATED PARKING

1 Parking Space

The property benefits from an allocated parking space, providing convenient and reliable off road parking for residents. In addition, there is ample visitor parking available within the development, making it easy to accommodate guests without the usual constraints often associated with apartment living.



