



Bespoke

**Bespoke** Flat 16, 16 Fairhaven Drive, Reading

£350,000

ESTATE AGENTS



## Flat 16

16 Fairhaven Drive, Reading

Stylish two-bedroom, two-bathroom apartment with open plan living and private balcony, set within Green Park Village close to the station, lake and local amenities.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Second floor apartment with well-balanced layout and modern finish throughout. Can be purchased furnished.
- Spacious open plan living and dining area with excellent natural light
- French doors opening onto a generous private balcony
- South and west-facing aspect offering bright interiors and evening sun
- Two well-proportioned double bedrooms
- Principal bedroom with built-in wardrobes and en-suite shower room
- Contemporary main bathroom with full-size bath and modern fittings
- Separate utility cupboard for added practicality and storage
- Allocated parking space within a well-maintained development
- Located in sought-after Green Park Village, close to station and amenities

### Entrance Hall

A spacious entrance hall with built in storage cupboard ideal for coats and shoes, further utility storage cupboard, access to all rooms.

### Utility Cupboard

2' 11" x 6' 2" (0.89m x 1.88m)

Large built in storage cupboard with plumbing for washing machine, further useful storage space.

### Living/Dining Room

10' 2" x 21' 0" (3.10m x 6.40m)

A bright and spacious open plan living and dining area forming the heart of the home. Well-proportioned to accommodate both seating and dining zones comfortably, with French doors opening directly onto the balcony. The additional Juliet-style opening enhances natural light and airflow, creating a light, airy space ideal for both relaxing and entertaining.

### Kitchen

6' 7" x 9' 10" (2.00m x 3.00m)

A well-arranged kitchen positioned just off the main living space, fitted with a range of modern units and integrated appliances. Designed for practicality with good worktop space and storage, making it both functional and stylish for everyday use.

### Bedroom 1

9' 10" x 11' 6" (3.00m x 3.50m)

A well-proportioned double bedroom offering a calm and comfortable retreat. Includes built-in wardrobe space and benefits from its own en-suite, making it ideal as a principal bedroom.

### En-suite

5' 7" x 6' 11" (1.70m x 2.10m)

A modern en-suite shower room fitted with a walk-in shower, wash basin and WC, finished with contemporary tiling and fittings.



### Bedroom 2

9' 2" x 10' 2" (2.80m x 3.10m)

A versatile second bedroom, ideal as a guest room, home office or additional double bedroom. Well-sized with good natural light, offering flexibility depending on the buyer's needs.

### Bathroom

6' 2" x 8' 1" (1.88m x 2.47m)

A contemporary main bathroom fitted with a full-size bath, wash basin and WC. Finished in neutral tones, creating a clean and modern space.

### Balcony

13' 10" x 14' 6" (4.22m x 4.42m)

A standout feature of the property, the generous private balcony provides excellent outdoor space for a second floor apartment. Ideal for morning coffee or evening unwinding, with ample room for seating and enjoying the open southerly and westerly aspect.





## ALLOCATED PARKING

### 1 Parking Space

Residents allocated parking is located in the car park to the rear of the Eastport Building, with additional visitors parking throughout the development.





### Floor Plan

Floor area 67.7 sq.m. (729 sq.ft.)

Total floor area: 68.0 sq.m. (732 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