



PERFECT PILLARS
Supporting You



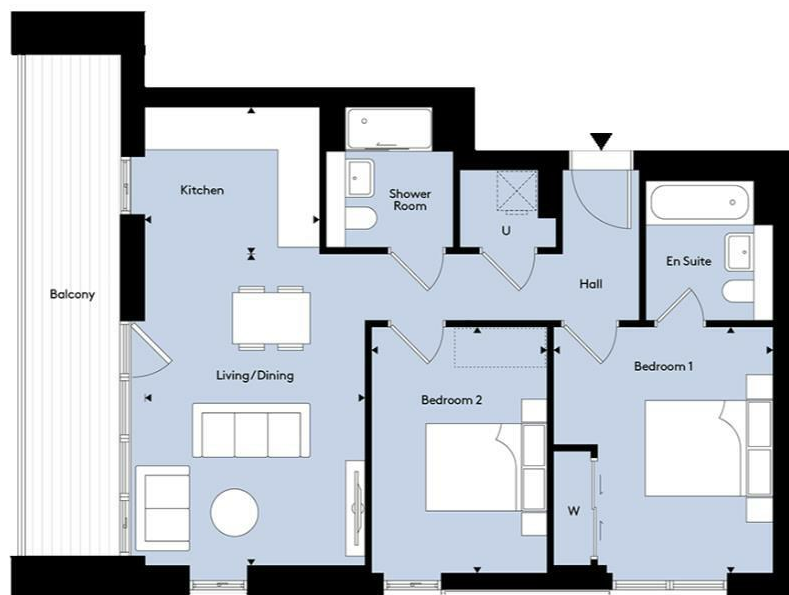
304 Flagstaff Road, Reading, RG2 6DL

£390,000

- Luxury vinyl timber effect flooring to hallway and high quality carpets throughout
- On-site Reading Green Park Train station
- Individually designed contemporary kitchens
- On the third floor positioned around the tranquil lake, enjoying country and greenland views
- On-site amenities include a concierge, gym, co-working studio and cinema room
- Landscaped gardens offering quiet and secluded spaces for residents to enjoy
- Stylish apartment finished with big private balcony
- Tesco Express now open

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT
01183 048821

info@perfectpillars.co.uk
<https://www.perfectpillars.co.uk/>



These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.



Directions

Viewings

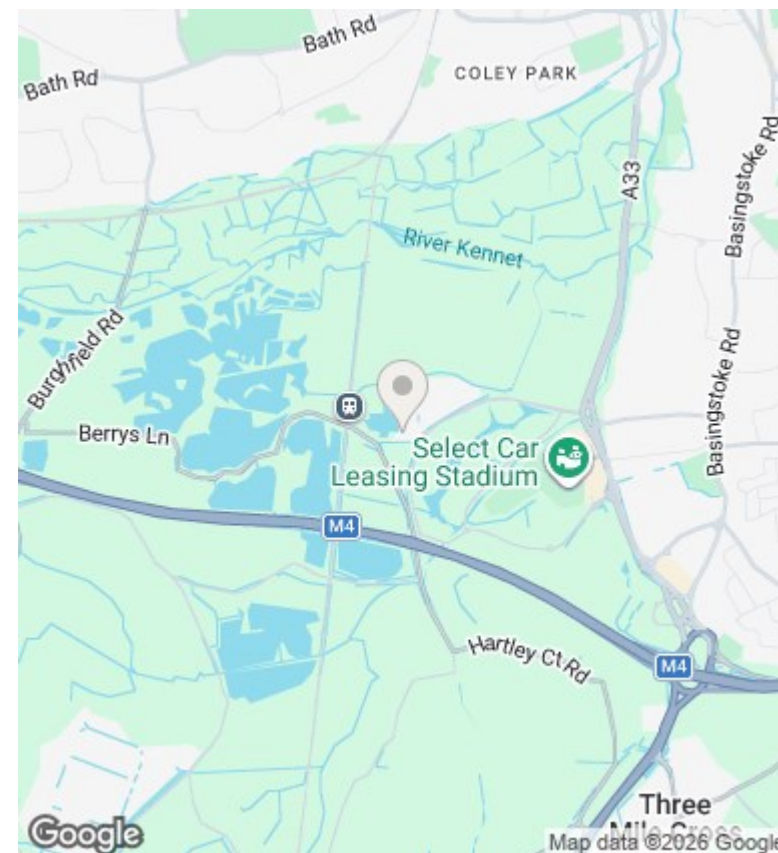
Viewings by arrangement only. Call 01183 048821 to make an appointment.

Council Tax Band

C

EPC Rating:

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	