

9 Sunapee Road

£315,000

**HASLAM'S**  
Sales

Reading, RG2 6BN



This superb 2 bedroom contemporary styled apartment occupies a first floor position and is finished to a high standard of specification throughout. Green Park village is an impressive development by St Edward Homes and comprises a mix of property types with landscaped grounds incorporating cycle paths, running routes and nature trails. Situated approximately 3.5 miles from central Reading the development is adjacent to the business park and station providing a swift 6 minute train journey to Reading mainline and junction 11 of the M4 is nearby.

Interested? Please contact our sales team to find out more, or to book a viewing.

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Two bedroom apartment
- Private corner balcony
- Stylish bathroom & en-suite.
- Can be purchased with or without tenants
- Allocated parking
- Close to amenities and Green Park station





Council tax band C

Council- RBC

Additional information:

Parking

The property has an allocated parking space.

Lease information.

Years remaining: 989 years remaining

Service charge: £2508 per annum

Ground rent: £350 per annum

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Lift access

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

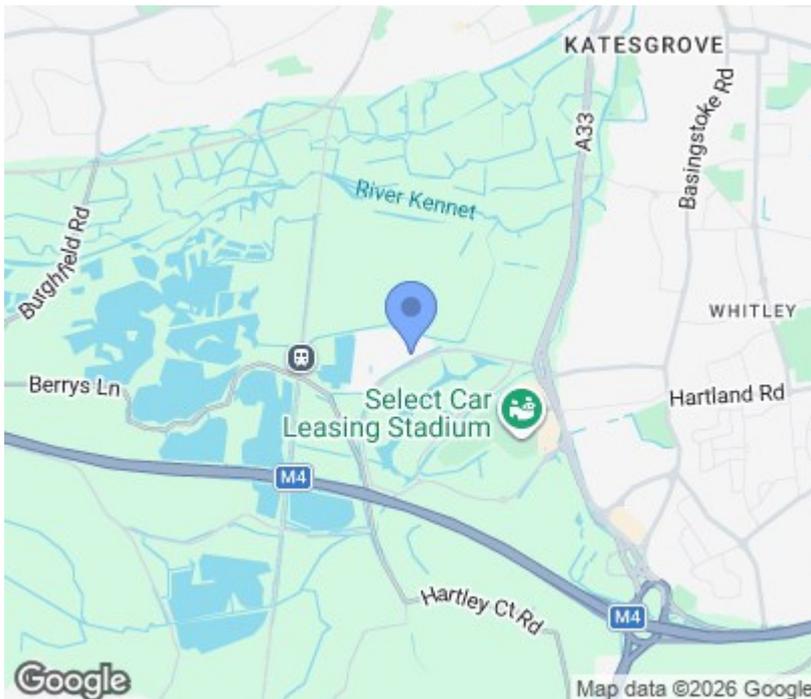
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

# Floorplan

Approximate Gross Internal Area 782 sq ft - 73 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 85                      | 85        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.