



Located in the sought-after Green Park development, this modern property offers excellent access to transport links, including Green Park train station, Junction 11 of the M4, and regular bus services. The development also features a range of amenities such as a Tesco Express, a primary school, and well-maintained communal grounds.

The accommodation is arranged over three floors. On the ground floor, there is a spacious open-plan living area with a well-equipped kitchen and a convenient cloakroom. The first floor offers a generous bedroom with an en-suite and built-in storage, along with a versatile additional room that opens onto a private balcony. The second floor comprises two further bedrooms and a contemporary family bathroom.

To the rear of the property is a privately enclosed, low-maintenance garden—ideal for relaxing or entertaining.

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



- Green Park development
- 4 bedrooms
- 3 bathrooms
- Balcony
- Allocated parking
- No onward chain





Council tax band D

Council- RBC

Additional information:

Parking

The property has allocated parking

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

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 website “Broadband and mobile coverage checker”

There is an estate charge £316.93 – 6 months

# Floorplan

## Approximate Gross Internal Area 1104 sq ft - 102 sq m

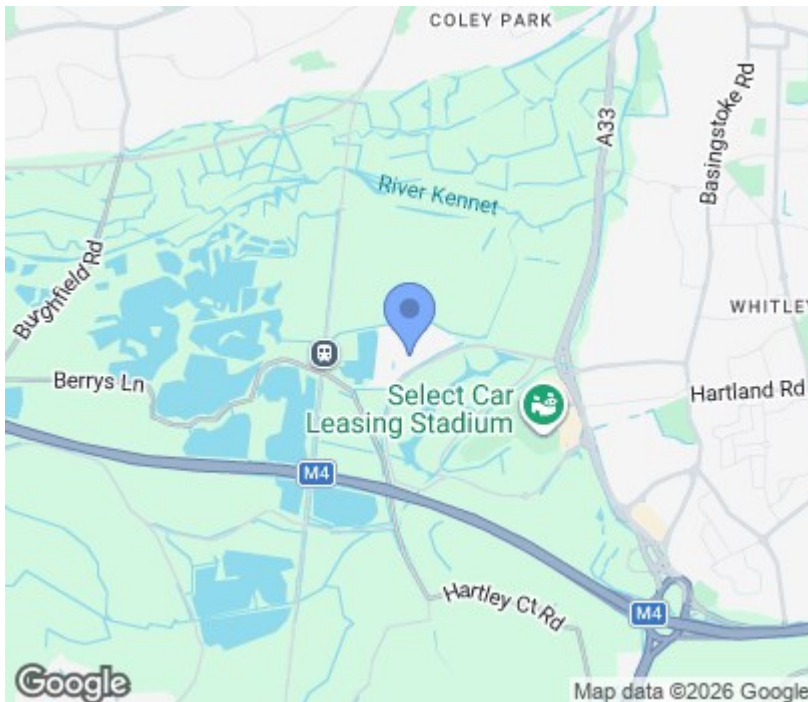
Ground Floor Area 368 sq ft – 34 sq m

First Floor Area 368 sq ft – 34 sq m

Second Floor Area 368 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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) A			
(81-91) B		85	85
(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	

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.