

Plot 359 The Longwater
Collection, Green Park Village
Sunapee Road , Reading, RG2 6BN

£415,000



Apartment 359 is a stylish 2 bedroom, 2 bathroom new home totalling 707 sq. ft. situated on the third floor of The Longwater Collection No. One.

Designed with modern living in mind, the large light filled open-plan living space opens onto a North-west facing private balcony, creating the perfect place to call home.

This brand new apartment also benefits from a sophisticated kitchen with Bosch and Beko integrated appliances. The main bedroom features fitted wardrobes and an en suite shower room with elegant Gerberit sanitary ware and VADO finishes. There is a bathroom situated just across the hall for the second bedroom. One allocated parking space is also included.

At The Longwater Collection No. One, the picturesque lake is just moments away as well as a host of excellent facilities, local conveniences and great connections.

Set in 60 acres, Green Park Village is an established and growing community which offers all the facilities that a local neighbourhood needs. A forthcoming new railway station will provide access to Reading and Crossrail in just 6 minutes and will further enhance excellent travel connections into London and beyond.

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

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- 2 bedroom, 2 bathroom apartment
- 707sq ft
- Situated on the 3rd floor with private balcony
- North-west aspect
- 1 parking space
- Ready to move into





Further details

Measurements

Kitchen:
10'7" x 6'11"
Living/Dining room:
16'0" x 13'9"
Bedroom 1:
11'9" x 11'6"
Bedroom 2:
11'9" x 8'8"

General Note

Local Authority: Reading Borough Council
Council Tax Band: To be advised (new build)
Tenure: 999 year leasehold (from 1st January 2016) – 991 years remaining
Ground rent: Peppercorn
Estimates service charge: £2,106.86pa (based on £2.98 per sq ft)
Predicted EPC Rating: B
Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

Agents Note:

Please note the external images are computer generated and the internal pictures are taken from the show home at Green Park and may not reflect the layout or finishes of this apartment.
Also, the EPC rating quoted and shown on the EPC graph is a predicted EPC rating and is not specific to this plot.

THE DEVELOPMENT

Bankside Gardens is located a short drive from Reading town centre and is part of an already established community at Green Park Village. The development offers a sophisticated collection of 1 and 2-bedroom apartments, set beside a beautiful lake, surrounded by 22 acres of parkland and moments from the on-site Green Park Railway Station***. Residents have access to an excellent array of facilities including a co-working studio, state-of-the-art gym, and cinema and concierge service. The commercial and retail space, including a Tesco Express, is located close by. The development is also home to a new primary school, senior living Extra Care Home. This is enhanced by Green Park Business Park which offers a gym, restaurant and retail facilities.

THE WIDER AREA

Reading boasts excellent transport links. Fast trains reach London Paddington in just 23 minutes from Reading, Crossrail further links Reading with station stops across London, and Reading Green Park Station provides quick access to the town centre in just six minutes.

Reading is part of the Silicon Valley and renowned as one of the UK's top technical hubs for IT, telecoms and digital businesses. A host of international companies are based here, including global brands Microsoft and PepsiCo, employing many skilled people seeking high-quality properties to let locally. Many of these companies are based at Green Park Business Park, which is just a short walk away from Bankside Gardens, offering a perfect commute for employees.

In the area, there is a selection of good private, state, primary and secondary schools, including the new primary school at Green Park Village. In the independent sector, Bradfield College, Reading Blue Coat School, The Abbey, Queen Anne's and Shiplake College all enjoy excellent reputations. For higher education, Reading University is a world-leading research and educational centre, which is ranked in the global top-200****. The University has a large student population, many from overseas, whilst a high proportion remain in the town after graduating, providing a steady supply of potential tenants.

Reading town centre is also considered one of the most dynamic entertainment destinations in the South East. Home to Reading Football Club and The Oracle shopping centre, Reading offers a great selection of restaurants, cafés, bars and theatres. It's no surprise the town has been voted as one of the top 5 places to live in the UK*****

*Speak to the sales team for more information.

***Travel times approximate only, sourced the trainline.co.uk.

****The Times Higher Education World University Rankings 2023.

*****EY,2022.

Floorplan



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