



Bespoke
ESTATE AGENTS

The Longwater Collection
Apartment 378 £305,000



378 The Longwater Collection

, Reading

Apartment 378 is a stylish 1 bedroom, 1 bathroom new home totalling 507 sq. ft. situated on the ground floor of The Longwater Collection No. Three.

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

This brand new apartment also benefits from a sophisticated kitchen with Bosch & Beko integrated appliances. The main bedroom features fitted wardrobes, and elegant bathroom with Gerberit sanitary ware and VADO finishes. One allocated parking space is also included.

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

Tenure: Leasehold

- 1 bedroom, 1 bathroom new build apartment
- Private terrace & 1 allocated parking space
- Situated on the ground floor
- Est. Completion: Q2 2024
- Ground Rent: From 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable*
- On-site Reading Green Park Train Station
- 6 Minute drive to central Reading
- On-site Tesco Express, Primary School & Retail Unit
- Council Tax: To be determined
- Service Charge: Estimated per household £2.98 per sq. ft. per annum**

*please consult with a sales consultant for further information.**Service Charges are reviewed annually.*

Specification

Living Room

15' 4" x 11' 6" (4.68m x 3.51m)

Thoughtfully designed, contemporary spaces to relax, with large windows to maximise light and create the ideal space to unwind and entertain.

Kitchen

8' 2" x 7' 7" (2.50m x 2.30m)

Contemporary kitchen with palette options on contrasting timber and concrete-effect finishes (subject to cut off dates). Slimline concrete-effect laminate worktops with full height bronze mirror splashbacks to selected walls. Contemporary stainless steel sink with polished chrome mixer tap, Bosch built-in single oven, Bosch built-in 4-zone induction hob with Re-circulating canopy extractor over. Integrated fridge/freezer. Integrated dishwasher. Feature LED lighting to underside of wall cabinets, Integrated compartmental recycling bins.

Bedroom 1

11' 1" x 11' 0" (3.38m x 3.36m)

The perfect escape for calm and comfort. Contemporary stone-colour painted internal doors with chrome ironmongery, fitted carpets. Sliding wardrobe doors with interior shelf and chrome hanging rail to bedroom one.

Bathroom

Low level dark timber-effect vanity unit with surface mounted Geberit porcelain basin. Feature geometric basin mounted chrome VADO tap set, Geberit back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern. Single-ended bath with dark timber-effect bath panel. Chrome bath filler and waste overflow, VADO handheld shower on rail with fixed bath screen. High level mirror cabinet with integrated shaver socket, feature niche. Chrome heated towel radiator.

Terrace

Private terrace, enjoying a North-West aspect.





Allocated Parking

One allocated residents parking space. Designated additional visitor parking spaces are located within Green Park Village.

N.B.

Computer generated images are indicative only. Please consult with a sales consultant.





green park village

Green Park Village, The Longwater Collection - Property 378, Ground Floor

Dimensions		Key
Kitchen	2.50m x 2.30m 8' 2" x 7' 7"	U Utility
Living/Dining	4.68m x 3.51m 15' 4" x 11' 6"	W Wardrobe
Bedroom	3.38m x 3.36m 11' 1" x 11' 0"	
Total Area	47 sq.m 507 sq.ft	

St Edward
Designed for life