



Bespoke
ESTATE AGENTS

The Longwater Collection
Apartment 388 £405,000



388 The Longwater Collection

Green Park, Reading

Apartment 389 is a stylish 2 bedroom, 2 bathroom new home totalling 652 sq. ft situated on the second floor of The Longwater Collection No. Three. Designed with modern living in mind, the large light-filled open-plan living spaces opens onto a South-East-facing private terrace, 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. Three, the picturesque lake is just moments away as well as a host of excellent facilities, local conveniences and great connections.

Tenure: Leasehold

- 2 bedroom, 2 bathroom new build apartment
- Private balcony & 1 allocated parking space
- Situated on the 2nd floor
- Ground Rent: From 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable*
- 6 Minute drive to central Reading
- Council Tax: To be determined
- Est. Completion: Q2 2024
- On-site Reading Green Park Train Station
- On-site Tesco Express, Primary School & Retail Unit
- Service Charge: Estimated per household £2.98 per sq. ft. per annum**

*Please consult a sales consultant for further information. **Service charges are reviewed annually*

Specification

Living Room

15' 10" x 11' 2" (4.83m x 3.40m)

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

Kitchen

12' 10" x 6' 11" (3.92m x 2.10m)

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' 2" x 9' 7" (3.41m x 2.93m)

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.

En-Suite

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. Stone resin shower tray with glass sliding door, chrome finished overhead rain shower with separate handheld shower and thermostatic VADO shower mixer. High level mirror cabinet with integrated shaver socket, feature niches. Chrome heated towel radiator.





Bedroom 2

9' 7" x 8' 10" (2.93m x 2.70m)

Contemporary stone-colour painted internal doors with chrome ironmongery, fitted carpets.

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.

Balcony

Private balcony accessed directly from Living room.

Allocated Parking

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



*Computer Generated Images and photography are indicative only



green park village

Green Park Village, The Longwater Collection - Property 388, Second Floor

Dimensions		
Kitchen	3.92m x 2.10m	12' 10" x 6' 11"
Living/Dining	4.83m x 3.40m	15' 10" x 11' 1"
Bedroom 1	3.41m x 2.93m	11' 2" x 9' 7"
Bedroom 2	2.93m x 2.70m	9' 7" x 8' 10"
Total Area	60 sq.m	652 sq.ft

Key	
U	Utility
W	Wardrobe

St Edward
Designed for life