



Bespoke
ESTATE AGENTS

Apartment 16, 9 Sunapee Road

In Excess of £375,000



Apartment 16

9 Sunapee Road, Green Park Village,
Reading

Luxurious two-bedroom apartment in sought-after Green Park Village. Features a wrap-around balcony with scenic views, modern kitchen, parking, and no onward chain. Perfect blend of comfort, luxury, and location. Experience urban retreat living at its finest. Contact us for a viewing today!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stunning 2nd Floor Two Double Bedroom Apartment
- Wrap Round Southerly Aspect Balcony
- Highly Sought After Green Park Village
- Luxurious Bathroom & Separate Shower Room
- Modern Fitted Contemporary Kitchen With Integrated Appliances
- Like New Condition & Decorative Order
- No Onward Chain Complications
- Allocated Residents Parking & Visitors Parking
- Reassurance of Remaining NHBC Guarantee
- Gas To Radiator Heating

Communal Entrance Hall

Accessed via video intercom system by IP Guard, with an App enable remote connection (ideal for delivers etc). A spacious, light and welcoming communal reception, with seating area, stairs and lift to all floors and apartments. The apartments can be conveniently and securely entered from both the front and rear of the block.

Entrance Hall

The hall provides a direct route to the living accommodation, both bedrooms, the main bathroom, and the separate shower room. Additionally, there is a large cupboard to the right of the entrance, which not only offers ample storage space but also houses plumbing for a washing machine, making laundry tasks a breeze. The thoughtful layout ensures a seamless flow throughout the property, enhancing both functionality and comfort.

Living Room

16' 0" x 11' 9" (4.87m x 3.57m)

Dual aspect with sliding patio doors granting access to the balcony, and enjoy both a southerly and easterly aspect. Radiator, open plan to kitchen.

Kitchen

11' 9" x 6' 11" (3.57m x 2.10m)

A contemporary Leicht fitted kitchen with a range of contrasting eye and base level units, matching upstand, work tops with inset sink unit. Built in induction hob with NEFF electric oven under and hood over, integrated Beko dishwasher, integrated Beko Fridge and Freezer. Italian tiled floor giving definition from the living room, southerly aspect window.

Bedroom One

12' 0" x 8' 10" (3.65m x 2.70m)

Side aspect side, built in double wardrobes, radiator.

Bedroom Two

12' 0" x 8' 8" (3.65m x 2.65m)

Side aspect window, radiator.





Bathroom

A luxurious and meticulously designed space, enclosed bath with pull down panel offering additional storage, shower attachment over, floating wash hand basin with vanity storage under, concealed cistern W.C. tiled floor, and tiled walls finished in Italian tiling, towel rail.

Shower Room

With large walk in, enclosed double shower cubicle, floating wash hand basin with vanity unit and storage, concealed cistern W.C. and tiled wall surrounds. Towel rail.

Balcony

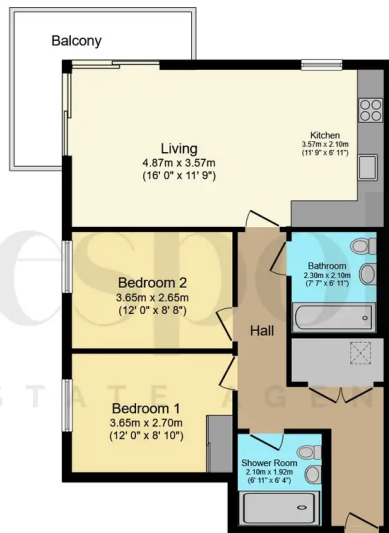
A wonderful elevated space, enjoying easterly and southerly aspects and accessed via twin patio doors making that inside/outside lifestyle possible.

ALLOCATED PARKING

1 Parking Space

Allocated residents parking is located to the rear of the property, with three visitors parking spaces directly to the front. Further visitors parking spaces can be found throughout the development.





Floor Plan
Floor area 68.5 m² (737 sq.ft.)

TOTAL: 68.5 m² (737 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	90	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	