



**Bespoke**  
ESTATE AGENTS

301 The Westport Apartments

£285,000



## The Westport Apartments, Sunapee Road

Green Park Village, Reading

Apartment 301 at The Westport Apartments is a stylish 1 bedroom, 1 bathroom home totalling 515 sq. ft. situated on the ground floor of this lakeside development in Reading. This beautifully designed apartment has a contemporary open plan kitchen/living/dining area, with Beko & Bosch integrated appliances. The living area has sliding doors leading out onto a private terrace, perfect for entertaining. The large double bedroom features a fitted wardrobe with chrome hanging rails. Across the hall you will find the bathroom which includes fitted vanity units and modern VADO appliances. Next to the bathroom is a storage cupboard, ideal for maximising space in your home. The picturesque lake is just moments away as well as a host of excellent facilities, local conveniences including an on-site coffee shop, and great connections. Designed with modern living in mind, this is the perfect place to call home. Apartment 300 is build complete and ready to move into

Council Tax band: TBD

Tenure: Leasehold

- Ground Floor Apartment With Private Terrace
- 1 Allocated Parking Space & Visitor Parking Within The Development
- On-site Tesco Express, Primary School & Retail Unit
- On-site Reading Green Park Train Station
- 6 Minute drive to central Reading
- 1 bedroom, 1 bathroom new build apartment
- 992 Years Lease & a Peppercorn Rent will be applicable\*
- Est. Completion: Already built, ready to move into

### Communal Entrance Hall

The bright and airy environment greets you with natural light streaming through large windows, creating an inviting and uplifting atmosphere. Thoughtfully furnished with comfortable seating, it offers the perfect spot for welcoming guests or simply relaxing. The elegant decor is complemented by the convenience of modern technology—a secure video entry system, which can also be linked to your phone, ensuring both safety and ease of access for residents and visitors alike.

### Entrance Hall

A spacious entrance hall, with large built in storage cupboard ideal for maximising space in the home, doors to bedrooms bathroom and living accommodation.

### Living Room

17' 0" x 11' 1" (5.18m x 3.39m)

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

### Kitchen

6' 1" x 10' 3" (1.85m x 3.12m)

A contemporary fitted kitchen with contrasting eye and base level units, 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

11' 7" x 10' 0" (3.53m x 3.05m)

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





### **Bathroom**

Low level dark timber-effect vanity unit with surface mounted porcelain basin. Feature geometric basin mounted chrome Vado tap set, back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern. 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, accessed directly from the living area.

### **Allocated parking**

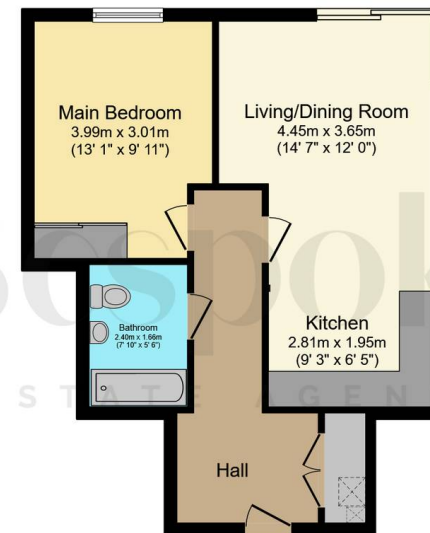
1 Parking Space

Allocated residents parking space, with additional visitors parking within the development.



*Computer Generated Images and photography are indicative only. Please consult a Sales Consultant for further information.*

*\*Service Charges are reviewed annually*



### Floor Plan

Floor area 47.9 sq.m. (515 sq.ft.)

**TOTAL: 47.9 sq.m. (515 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](http://www.Propertybox.io)