



Bespoke 263 The Longwater Collection, Reading
ESTATE AGENTS £299,000



363 The Longwater Collection

, Reading

Enjoy a new perspective on modern living with beautifully designed homes where attention to detail is everything. The Longwater Collection consists of 3 buildings of sixteen 1 and 2 bedroom contemporary apartments located in beautiful Green Park Village, an oasis of tranquillity on the outskirts of Reading just 10 minutes' drive from the town centre.

Council Tax band: TBD

Tenure: Leasehold

- 1 bedroom, 1 bathroom new build apartment
- Private terrace & 1 allocated parking space
- Situated on the ground floor
- 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**
- Est. Completion: July 2024

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.





Allocated parking

1 Parking Space

One allocated parking space for residents. There are further allocated visitor parking spaces within the development.



N.B

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

**Service Charges are reviewed annually



green park village

Green Park Village, The Longwater Collection - Property 363, Ground Floor

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

U Utility
W Wardrobe

St Edward
Designed for life