

## FLAT 209, 55 FLAGSTAFF ROAD, READING, RG2 6DJ



- Available Now
- EPC B
- Exclusive Access to Cinema Room & Onsite Gym
- Allocated Parking
- Wraparound Balcony
- Lake Views

**£1,850 per month + permitted payments \***

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



[davistate.com](https://www.davistate.com)

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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### PROPERTY DESCRIPTION

Davis Tate are delighted to market this modern two bedroom apartment, situated on the popular Green Park development in Reading. This second floor apartment is finished to a high specification with a wraparound balcony overlooking the south west aspect over the lake. Available Now, Unfurnished, EPC B

### LOCAL INFORMATION

Green Park Village is an exciting and urban development located within the centre of Green Park. Over the next ten years the development intends to provide all the features needed for a local neighbourhood including a Primary School, market square, cafes, community hall and railway station. The development features stunning New England designed property alongside Urban Homes.

### ACCOMMODATION

This property is completely brand new with water front views and balcony. internally there are two double bedroom, en suite, family bathroom and spacious open plan kitchen/living area. The kitchen benefits from built in appliances includes a dishwasher.

### OUTSIDE SPACE

The property features a large wraparound balcony with water views, an allocated parking space for once car, visitors parking and bike store.



### LOCAL AUTHORITY and SERVICES

Mains Electrics and Water  
EPC B  
Reading Borough Council

### IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

### DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### REFERRAL FEES

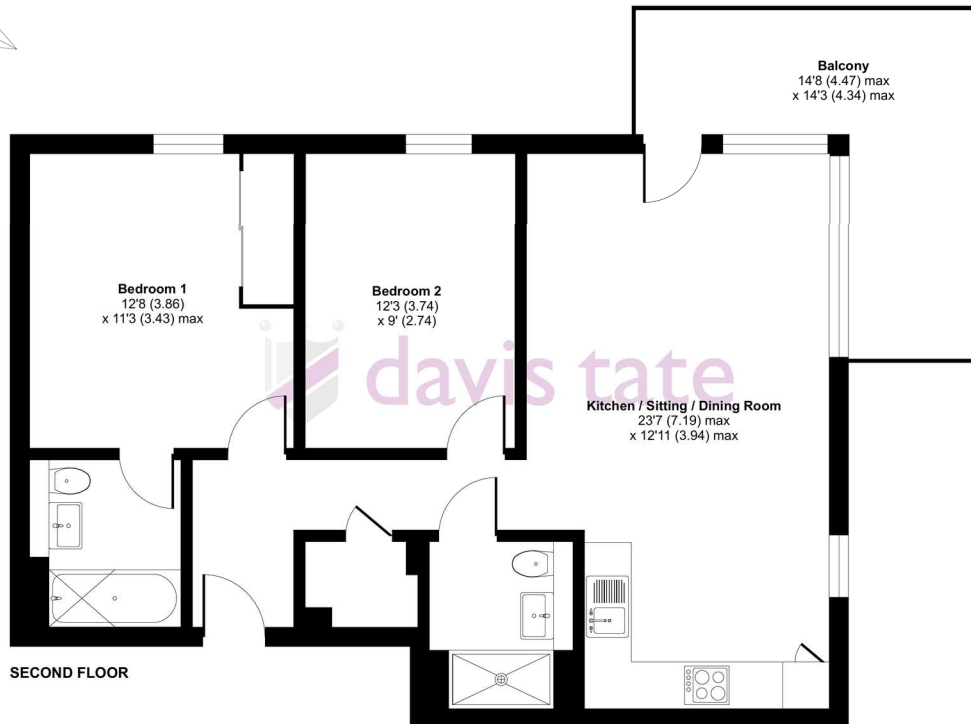


We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.





Approximate Area = 767 sq ft / 71.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1112480