



Winkworth

for every step...

## Flagstaff Road, Reading, RG2 6BW

GUIDE PRICE £70,000 *Leasehold*

Immaculate 25% Shared Ownership One Bedroom Lakeside Apartment In Green Park Offered To Market With No Onward Chain

This modern fourth-floor apartment, available for 25% shared ownership, boasts a full-width balcony offering stunning views over the lake and communal grounds. With no onward chain, this modern property features a well-proportioned bedroom, stylish bathroom, and a contemporary open-plan kitchen/diner/living area. Residents can enjoy the convenience of allocated undercroft parking and visitor spaces. The building benefits from a lift for easy access and offers access to CLUB 51, which includes a free gym, cinema room, office space, and concierge service. Ideally situated near Green Park Station, this property combines luxury living with practicality. Don't miss the chance to call this exceptional apartment your home - contact us today to arrange a viewing.



### KEY FEATURES

- Modern One Bedroom Apartment
- Balcony With scenic Lakeside Views
- No Onward Chain
- 25% Shared Ownership (£500PM rent for 75% share)
- Service Charge £2544PA Which Includes Access To Club 51
- Benefits include Gym , Cinema Room , Office Space
- Attractive Lakeside Location & Communal Grounds
- Elevated 4th Floor Position With Lift
- Green Park Train Station



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### Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

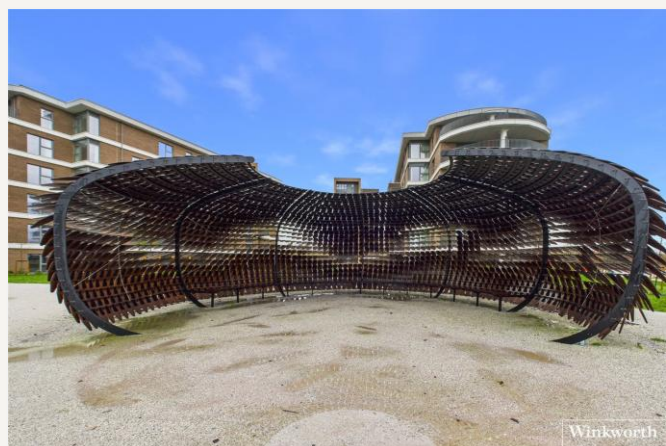
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#### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 995 year and 10 months

**Service Charge:** £2544 per annum

**Ground Rent:** £ zero

**Council Tax Band:**

**EPC rating:** B

