



**Bespoke**  
ESTATE AGENTS

Flat 15, Fairhaven Drive,  
£365,000





## Flat 15

16 Fairhaven Drive, Reading

Stunning 2-bed, 2-bath apartment in contemporary Green Park Village. Bright, stylish interior, wrap-around balcony, modern kitchen, peaceful area near transport links. Ideal home or investment choice, like "New" and can be purchased fully furnished.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two double bedrooms, two stylish bathrooms
- Bright south and west-facing living space
- Wrap-around balcony with elevated outlook
- Sleek modern kitchen with integrated appliances
- Immaculately presented, like new throughout
- Walking distance to Green Park Station
- Stunning location beside a beautiful lake
- Secure second-floor position with lift access
- Energy-efficient contemporary development
- Ideal for professionals or investment buyers

### Communal Entrance

Access is via a smart video intercom system, a welcoming seating area to meet and greet guests and visitors. Stairs and lifts to all floors.

### Hallway

A bright and welcoming entrance hall sets the tone for this beautifully presented apartment. The space features smooth white walls, contemporary flooring, and recessed downlighting for a clean, modern finish. A full-height double-width cupboard provides excellent storage and houses the washing machine, keeping laundry noise separate from the main living area. The layout offers a practical flow through to both bedrooms and the open-plan living space.

### Living Room

11' 8" x 22' 9" (3.56m x 6.93m)

A bright and spacious dual-aspect living room enjoying both south and west-facing light, creating a warm and inviting atmosphere throughout the day. Floor-to-ceiling windows and patio doors open directly onto the private balcony, offering an elevated view and an effortless connection to the outdoors. The layout provides a generous seating area with space for both relaxation and entertaining, while the open-plan design flows seamlessly into the kitchen and dining space. Finished with contemporary flooring and neutral décor, this room perfectly balances modern style with everyday comfort.

### Kitchen

The contemporary kitchen has a sleek, modern design with a stylish mix of grey woodgrain and matt finishes, complemented by under-cabinet lighting and a mirrored splashback that enhances the sense of space. It includes a full range of integrated appliances such as a fridge freezer, dishwasher, oven, and electric hob, with the boiler neatly concealed within a matching cupboard. The layout provides ample worktop space and storage, while the open-plan connection to the living area makes it ideal for both everyday use and entertaining. Immaculately maintained, the kitchen presents as new.





### Bedroom 1

8' 10" x 11' 11" (2.69m x 3.63m)

A well-proportioned west-facing double bedroom positioned conveniently beside the shower room. This thoughtful layout provides the flexibility to use either the main bathroom or the shower room without the restrictions of an en-suite design. The room is finished in a calm, neutral palette with soft carpeting, built-in mirrored wardrobes, and plenty of natural light through the large window. A comfortable and stylish retreat that perfectly complements the apartment's modern feel.

### Bedroom 2

8' 8" x 11' 11" (2.64m x 3.63m)

A bright and comfortable west-facing bedroom offering space for a double bed or twin layout, as shown. The room enjoys plenty of natural light and features a neutral, modern finish with soft carpeting underfoot. There's ample room to incorporate freestanding or fitted wardrobes if desired, making it a versatile space ideal for guests, children, or as a dedicated home office.

### Shower Room

5' 6" x 5' 7" (1.67m x 1.70m)

Finished to a high contemporary standard, the shower room features full-height tiling in a sleek grey tone, paired with chrome fittings and a large walk-in shower with a glazed screen. The wall-hung vanity unit and concealed cistern WC maximise space while maintaining a clean, streamlined look. A mirrored cabinet with integrated lighting provides both style and practicality, completing this elegant and low-maintenance modern space.

### Bathroom

The main bathroom mirrors the property's high-quality contemporary finish, with large-format grey tiling and sleek chrome fittings. It features a full-sized bath with a glass shower screen and rainfall shower over, complemented by a wall-hung vanity unit with integrated storage and a concealed cistern WC. A heated towel rail and illuminated mirror cabinet complete the look, combining practicality with modern style.





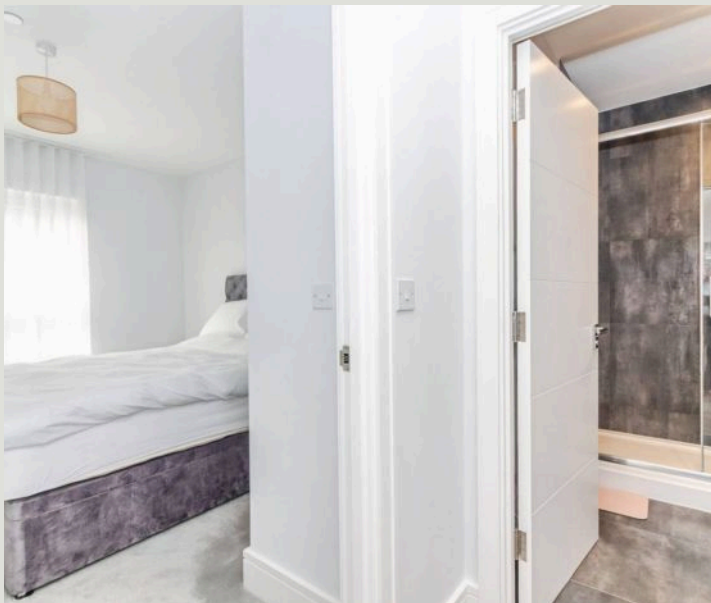
## BALCONY

A standout feature of the apartment is the wrap-around balcony, accessed via the living room. Positioned on the second floor, it enjoys an elevated outlook with a perfect south and west-facing aspect, allowing plenty of natural light throughout the day. The setting feels private yet open, offering the ideal height to take in landscaped surroundings without being overlooked, a superb space for morning coffee or evening relaxation.

## ALLOCATED PARKING

1 Parking Space

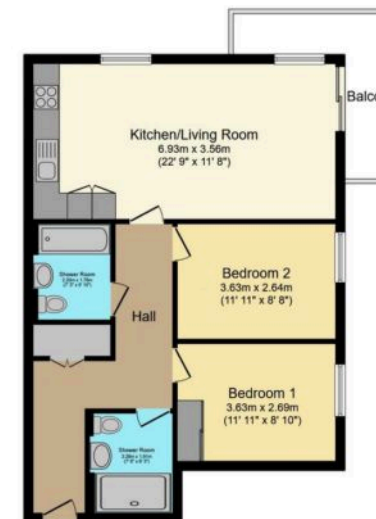
Allocated parking space for residents, with further visitor parking available throughout the development.











**Floor Plan**  
Floor area 66.8 sq.m. (719 sq.ft.)

Total floor area: 66.8 sq.m. (719 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.is](http://www.Propertybox.is)