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Flat 7, 32 Whitley Rise, Reading

£250,000



## Flat 7

32 Whitley Rise, Reading

Stunning 2-bed, 2-bath top-floor apartment with open-plan living, French doors to private balcony, spacious bedrooms, modern kitchen, parking, double glazing, and gas heating. Ideal location near central Reading, the Oracle, and M4.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Top-floor apartment with private balcony
- Bright dual-aspect living room and kitchen
- Two bedrooms plus en-suite to principal
- Modern fitted kitchen with appliances
- Sleek main bathroom with shower over bath
- Allocated residents' parking space
- Easy access to Central Reading & M4 J11
- Double glazing and gas central heating
- Well-presented interior with wood flooring
- Ideal for first-time buyers or investors

### Hallway

A bright and welcoming entrance hall sets the tone for this well-presented top-floor apartment. Finished with warm wood flooring and neutral décor, it creates an immediate sense of space and flow. There's a useful window to side, access to all rooms, and a secure entry system for peace of mind.

### Sitting Room and Kitchen

10' 6" x 21' 8" (3.20m x 6.60m)

A bright and airy open-plan living space that makes the most of its top-floor position, featuring dual-aspect natural light through two sets of French doors opening onto the wrap-around balcony and an additional window in the kitchen area. The kitchen is sleek and contemporary, fitted with white cabinetry, contrasting worktops and integrated appliances including oven, gas hob, and extractor hood. There's ample counter space and room for a dining table, creating an inviting setting for entertaining or relaxed everyday living. The sitting area flows seamlessly toward the balcony, where the elevated aspect provides a pleasant outlook over neighbouring rooftops and greenery — a lovely spot to unwind or enjoy morning coffee in peace

### Principal Bedroom

9' 3" x 12' 6" (2.81m x 3.81m)

A calm and comfortable principal bedroom featuring a large window that allows plenty of natural light to fill the room. The space is well-proportioned, with wardrobes providing generous storage and keeping the clean, uncluttered look consistent with the rest of the apartment (available via negotiation). Finished in neutral tones and wood flooring, it offers a serene retreat at the end of the day, with easy access to the contemporary en-suite shower room.

### En-suite

4' 5" x 5' 7" (1.35m x 1.70m)

The en-suite shower room is neatly designed with a modern, clean finish. White tiled walls and a neutral floor create a fresh and bright feel, complemented by a chrome heated towel rail and mirrored cabinet. The suite includes a glazed shower enclosure, pedestal basin, and WC, offering both style and practicality for everyday use.





### Bedroom 2

6' 9" x 11' 11" (2.07m x 3.62m)

Currently used as a dedicated home office, Bedroom Two is a versatile space that adapts easily to a variety of needs. With a large window bringing in plenty of daylight and a simple, modern finish, it makes an ideal guest bedroom, nursery or work-from-home environment. The clean lines and wooden flooring mirror the contemporary style found throughout the apartment.

### Bathroom

6' 4" x 6' 6" (1.92m x 1.99m)

The main bathroom is finished in a clean, modern style with white tiled walls, a matching suite and neutral floor tiling. The bath includes a glass screen and overhead shower, while a pedestal basin and WC complete the layout. A large wall mirror and frosted window add both light and practicality, creating a bright and well-presented space.

### Balcony

A standout feature of this top-floor apartment is the wrap-around balcony, accessed via twin sets of French doors from the living space. With its elevated outlook over tree-lined surroundings and period rooftops, it provides the perfect spot for morning coffee or evening relaxation. The covered structure offers both privacy and shelter, extending the living area outdoors throughout the seasons.



### ALLOCATED PARKING

1 Parking Space

Allocated Parking

