



Bespoke Flat 202, 55 Flagstaff Road, Reading
ESTATE AGENTS £300,000



Flat 202

55 Flagstaff Road, Reading

Beautifully presented 1-bed apartment in Bankside Gardens. Open-plan living with modern kitchen. Spacious bedroom, stylish bathroom. West-facing balcony, gym, cinema, concierge. Near transport links. Ideal investment or future home.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stylish one-bedroom apartment at Bankside Gardens
- Private balcony with peaceful westerly aspect
- Bright open-plan living and dining space
- Contemporary kitchen with integrated appliances
- Double bedroom with built-in wardrobes
- Luxury bathroom with modern fittings
- Allocated parking plus visitor and station options
- Residents' gym, cinema, and co-working lounge
- Tesco Express and Green Park Station on the doorstep
- Ideal buy-to-let or first-time purchase near Reading

Communal Entrance

Accessed via a secure video entry system that links directly to your smartphone, the building offers both convenience and peace of mind. Residents benefit from a well-kept communal hallway with lift and stair access to all floors, as well as secure parking within the development. Modern, well-lit and professionally maintained, it sets the right tone for the quality of living throughout the property — ideal for investors seeking an easy, low-maintenance let or first-time buyers wanting a stylish start.

Hallway

A welcoming entrance hall with a useful built-in storage cupboard housing plumbing for a washing machine, thoughtful touch that keeps noisy appliances neatly tucked away and out of the main living space. The layout creates an immediate sense of practicality, making the apartment feel calm, uncluttered, and easy to maintain, exactly what buyers and tenants appreciate in a modern home.

Living/Dining Room

11' 8" x 14' 3" (3.55m x 4.35m)

A bright and versatile open-plan living and dining space with direct access to a private balcony, creating an easy flow between indoor and outdoor living. The room offers plenty of natural light through large glazed doors, making it an inviting space to relax or entertain. Neutral décor and wood-style flooring provide a modern, low-maintenance finish, appealing equally to first-time buyers and investors seeking a ready-to-let home.

Kitchen

6' 1" x 8' 8" (1.85m x 2.65m)

A sleek, contemporary kitchen fitted with integrated appliances including a fridge freezer, dishwasher, and built-in oven with electric hob. The modern design combines soft neutral cabinetry with wood-effect finishes and under-unit lighting, creating a smart, low-maintenance workspace that blends seamlessly with the open-plan layout. Ideal for day-to-day living or tenants seeking style and practicality in equal measure.

Bedroom

10' 10" x 11' 0" (3.30m x 3.36m)

A comfortable double bedroom featuring built-in wardrobes for excellent storage and a clean, uncluttered feel. The room enjoys a peaceful outlook over the landscaped communal gardens, offering a quiet retreat at the end of the day. Spacious enough for additional furniture or a work-from-home setup, it combines practicality with comfort





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Bathroom

6' 0" x 7' 7" (1.83m x 2.31m)

A stylish contemporary bathroom fitted with a white three-piece suite, including a bath with overhead shower and glass screen. Finished with large-format wall tiles, a floating vanity unit, and mirrored storage, the space feels bright, modern, and easy to maintain, perfect for everyday comfort or a low-upkeep rental property.

Residents Gym

Residents enjoy exclusive access to a well-equipped on-site gym, featuring a range of Technogym cardio and strength training equipment. Spacious, modern, and flooded with natural light, it provides the convenience of a quality fitness facility just moments from your front door — a strong lifestyle attraction for both homeowners and prospective tenants.

Residents' Co-Working Lounge

An impressive on-site residents' lounge provides the ideal space for working from home, studying, or meeting friends. Thoughtfully designed with contemporary furnishings and natural light, it includes dedicated co-working areas and a private meeting room that can be booked through the concierge. A stylish and practical extension of your apartment, it adds genuine lifestyle value for both owners and tenants.

Residents Cinema

An exclusive on-site cinema room offers the perfect setting for film nights or big-screen sporting events. Designed with tiered seating, plush sofas, and surround sound, it brings a touch of luxury home entertainment to the development. Available for residents to book through the concierge, it's a standout lifestyle feature that adds real appeal for both occupiers and tenants.

Balcony

The private balcony enjoys a pleasant westerly aspect, catching the afternoon and evening sun — ideal for relaxing after work or entertaining at weekends. Overlooking the landscaped





Floor Plan

Floor area 44.6 sq.m. (480 sq.ft.)

Total floor area: 44.6 sq.m. (480 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.io