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Bespoke
ESTATE AGENTS

401 Bankside Gardens, Reading
£280,000

Apartment 401 51 Flagstaff Road Bankside Gardens, Reading

A stylish one-bedroom lakeside apartment offering modern open-plan living, a private balcony with elevated water views and access to excellent resident facilities. The apartment features a contemporary fitted kitchen with integrated appliances, a comfortable double bedroom with built-in wardrobes and a modern bathroom. Residents benefit from secure allocated parking, private landscaped communal gardens and access to Residents' 51, including a gym, cinema room, co-working spaces and concierge service. Council Tax band: C Tenure: Leasehold EPC Energy Efficiency Rating: B

- Modern one bedroom apartment within a desirable lakeside development
- Bright open-plan living space with full height glazing
- Generous private balcony with elevated lake views
- Contemporary fitted kitchen with integrated fridge, freezer and dishwasher
- Well proportioned double bedroom with mirrored wardrobes and lake outlook
- Stylish modern bathroom with full-size bath and shower over
- Secure gated undercroft allocated parking with direct building access
- Private landscaped communal gardens with seating areas at first floor level
- Access to Residents' 51 featuring cinema room, gym, co-working spaces and concierge
- Visitor parking, secure bicycle storage and electric vehicle charging points available



Communal Entrance

Access is via smart video entry, with app to your phone. Stairs and lift give access to all floors.

Hallway

The entrance hall creates a smart and welcoming first impression, finished with clean lines and contemporary flooring that continues through the apartment. Doors lead to all principal rooms, giving the layout a well organised and efficient feel. A built in storage cupboard provides excellent practicality and discreetly houses plumbing for a washing machine, along with the communal heating and hot water system. This keeps everyday essentials neatly out of sight while maximising usable living space.

Living Room

13' 11" x 18' 8" (4.24m x 5.69m)

The living room is a bright, stylish and well proportioned space, designed to maximise both natural light and flexibility. Full height glazing and a glazed door open directly onto the balcony, creating a strong sense of indoor outdoor living and allowing daylight to pour into the room throughout the day, with further window to side. There is ample space for a generous seating arrangement, making it ideal for relaxing or entertaining. The room is currently arranged with a freestanding open shelving unit, which subtly defines the living area from the kitchen without interrupting light or flow. This piece works exceptionally well in the space and can be included by separate negotiation, offering buyers a ready made zoning solution while remaining fully removable if a more open layout is preferred. Finished with contemporary flooring and modern lighting, the living room feels calm, comfortable and thoughtfully laid out, with direct access to the balcony adding a real lifestyle benefit.



Kitchen

The kitchen is a contemporary and well designed space, arranged in a practical L-shape that maximises storage and worktop space. Finished with sleek, modern cabinetry and complementary work surfaces, it offers a clean, understated look that works beautifully within the open plan layout. Integrated appliances include a fridge, freezer and dishwasher, along with a built in oven and hob, all seamlessly concealed to maintain a streamlined finish. There is ample cupboard storage at both base and wall level, while thoughtful lighting enhances both functionality and ambience. Positioned to remain connected to the living area without dominating it, the kitchen feels efficient, stylish and well suited to both everyday use and entertaining. Window to side provides excellent natural light and of course additional ventilation.

Bedroom

11' 1" x 11' 6" (3.38m x 3.51m)

The bedroom is a well proportioned and thoughtfully styled double room, offering a calm and relaxing atmosphere. A large window draws in natural light and provides attractive views across the lake and surrounding development, adding a pleasant outlook to the space. The room comfortably accommodates a double bed along with additional furniture and benefits from full height mirrored wardrobes, offering excellent storage while also enhancing the sense of space. A dedicated work or dressing area is neatly positioned, making the room equally well suited to home working as it is to everyday living. Finished with neutral flooring, contemporary lighting and feature wall detailing, the bedroom feels balanced, comfortable and quietly refined, creating a restful retreat at the end of the day.

Bathroom

6' 7" x 7' 2" (2.01m x 2.18m)

The bathroom is finished in a clean, contemporary style with neutral tiling and modern fittings throughout. It features a full size bath with shower over and glazed screen, along with a wall mounted wash hand basin and WC. Thoughtfully designed storage and shelving keep everyday essentials neatly organised, while the overall layout feels practical and low maintenance. Bright, calm and well presented, the bathroom complements the apartment's modern feel and is ideally suited to both daily use and guests.





Balcony

The balcony is a generous and private outdoor space, offering far-reaching views across the lake and surrounding landscaped grounds. Positioned to enjoy both light and outlook, it provides a peaceful setting that feels elevated and removed from the busier areas of the development. There is ample room for outdoor seating and planting, making it ideal for morning coffee, relaxed evenings or entertaining on warmer days. With direct access from the living room, the balcony naturally extends the living space outdoors and becomes a genuine part of everyday life rather than an occasional extra. A rare and valuable feature, the combination of space, aspect and lake views makes this balcony one of the apartment's standout lifestyle highlights.

Communal Garden

The development benefits from landscaped communal gardens, thoughtfully designed with seating areas for residents to enjoy. These spaces are private and exclusively accessible to residents, creating a peaceful environment away from public footfall. Positioned at first floor level, the gardens feel elevated and secure, offering a pleasant outlook and a quiet place to relax, meet neighbours or enjoy time outdoors within the development.



Secure gated

1 Parking Space

The apartment benefits from a secure, gated undercroft parking space, allocated to the property and providing direct access into the apartment building, offering both convenience and peace of mind. There is also secure bicycle storage within the development, along with additional visitor parking spaces, making it well suited for both residents and guests. Electric vehicle charging points are available on site, adding a valuable future-focused feature for modern living.

