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Apt 3, 54 Flagstaff Road

In Excess of £375,000

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## Apt 3 Flagstaff Road

54 Flagstaff Road, Reading

Prime lakeside two bedroom ground floor apartment with private terrace, en suite, parking, EV charging and 51 Club facilities. Close to Green Park Station. No onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Ground floor apartment in a prime lakeside position within Bankside Gardens, Building 3.
- Open plan kitchen and living space with direct access to a private garden terrace.
- Private terrace enjoying views across the lake and landscaped communal gardens.
- Two double bedrooms, both benefiting from attractive outlooks across the water.
- Principal bedroom with built in wardrobes and a stylish en suite bathroom.
- Contemporary kitchen with integrated fridge, freezer, dishwasher, oven and hob.
- Residents' 51 Club facilities including cinema room, gym, co working lounge and meeting rooms.
- Acres of landscaped communal gardens surrounding the lake with seating areas and walking routes.
- Allocated parking space, visitor parking available and on site EV charging points.
- Moments from Green Park Station, Central Reading in 7 Mins & Paddington in just over 30 minutes.

### Communal Entrance Hall

The building is entered via a secure, app-controlled access system with video entry, allowing residents to grant access remotely and view visitors in real time. Inside, the communal entrance is smartly presented and thoughtfully designed, with a welcoming seating area that creates a calm first impression. Contemporary lighting, clean architectural lines, and well maintained finishes reflect the quality of the development, while lift access provides convenient and step-free movement to all floors.

### Hallway

The entrance hall sets the tone for the apartment immediately, offering a smart and welcoming first impression. Finished with wood effect flooring that continues through the main living areas, the space feels warm and well put together. Recessed ceiling lighting adds a soft, even glow, while the feature wall creates a strong focal point without overpowering the space. Open plan living area with doors lead neatly to both principal bedrooms and shower room, giving the apartment a clear and practical flow. There is a useful storage cupboard positioned off the hallway, ideal for coats, shoes, and household essentials, helping keep the living areas uncluttered. Overall, it is a well proportioned and thoughtfully finished hallway that connects the home comfortably and efficiently.

### Kitchen/Living Room

14' 5" x 21' 0" (4.40m x 6.40m)

The living area is a bright and inviting space, positioned to take full advantage of the outlook across the lake. A wide window and glazed door allow natural light to pour in, while also framing the water view and creating a calm, open feel throughout the room. The door provides direct access out to the private garden terrace, making this a space that works just as well in warmer months as it does year round. There is excellent flexibility for furniture layout, with clearly defined zones for relaxing and entertaining. Recessed ceiling lighting, clean lines, and the continuation of the wood effect flooring give the room a modern yet comfortable finish. Whether used for quiet evenings or hosting friends, this is a space that feels connected to its surroundings and easy to enjoy.

### Kitchen

The kitchen is finished to a clean, contemporary standard and is well laid out to maximise both storage and workspace. Sleek cabinetry is complemented by integrated lighting and generous work surfaces, creating a practical yet stylish area for everyday use. There is a full range of integrated appliances, including a full size dishwasher, fridge and freezer, along with a built in oven and hob. Thoughtful storage



## Kitchen

The kitchen is finished to a clean, contemporary standard and is well laid out to maximise both storage and workspace. Sleek cabinetry is complemented by integrated lighting and generous work surfaces, creating a practical yet stylish area for everyday use. There is a full range of integrated appliances, including a full size dishwasher, fridge and freezer, along with a built in oven and hob. Thoughtful storage solutions keep the space clutter free, while the open connection to the living area allows the kitchen to remain sociable without dominating the room. Overall, it is a well designed kitchen that balances functionality with modern presentation.

## Utility Cupboard

3' 11" x 5' 8" (1.20m x 1.73m)

Positioned just off the entrance hall, the utility cupboard is a practical and well considered addition that helps keep the main living spaces clutter free. It is fitted with plumbing for a washing machine, making day to day laundry neatly contained and out of sight. The cupboard also houses the essential building services, with additional space for storing household items such as cleaning equipment, coats, or shoes. It is a simple but valuable feature that adds convenience and functionality to the apartment without compromising the overall layout.

## Bedroom 1

8' 10" x 13' 5" (2.70m x 4.10m)

Bedroom one is a calm and well proportioned double room, positioned to enjoy an attractive outlook across the lake. The large window allows plenty of natural light into the room while framing the water view, creating a peaceful and relaxing atmosphere. There are built in wardrobes providing excellent storage without compromising floor space, and the room comfortably accommodates a double bed and bedside furniture. A door leads directly through to the en-suite bathroom, adding privacy and convenience. Overall, this is a well finished principal bedroom that feels both comfortable and well connected to the setting.



### En-suite

5' 11" x 8' 2" (1.80m x 2.50m)

The en-suite bathroom is finished to a high standard and is both stylish and well designed. Contemporary tiling runs throughout, creating a clean and cohesive look, while the modern fittings give the space a smart, hotel-style feel. The room is fitted with a full size bath with a shower over and a glazed screen, alongside a sleek wall-mounted wash hand basin and WC. Integrated shelving and storage provide space for toiletries and towels, keeping the room practical as well as attractive. Overall, it is a well proportioned en-suite that complements the principal bedroom perfectly.

### Bedroom 2

9' 2" x 9' 6" (2.80m x 2.90m)

Bedroom two is a comfortable and well presented double room, enjoying a pleasant outlook across the lake. The window allows plenty of natural light into the space, creating a bright and airy feel throughout the day. There is good space for a double bed and additional furniture, making this room ideal for guests, a child's bedroom, or a home office if required. Finished in calm, contemporary tones, it is a versatile room that benefits from the same attractive waterside setting as the main living areas.

### Shower Room

6' 3" x 8' 2" (1.90m x 2.50m)

The main shower room is finished to a modern, high standard and is thoughtfully laid out for everyday use. Contemporary tiling and clean lined fittings give the space a smart, understated feel. The room is fitted with a large walk in shower with a glazed enclosure, complemented by a wall mounted wash hand basin with storage beneath and a WC. Open shelving provides practical space for toiletries and towels, while the overall design feels both functional and well considered, making it ideal for guests or family use.





### Garden

The living area opens directly onto a private garden terrace, creating a seamless connection between indoor and outdoor living. This sheltered space is ideal for morning coffee, relaxed evenings, or entertaining, all while enjoying views across the lake and landscaped surroundings. Beyond the terrace, residents benefit from acres of beautifully maintained communal gardens that wrap around the lake. These thoughtfully designed grounds include established planting, walking paths, and a number of seating areas, offering peaceful spots to sit, relax, or enjoy the waterside setting. The combination of private outdoor space and expansive communal gardens gives a rare sense of openness and connection to nature, while still enjoying the convenience of apartment living.

### Allocated parking

1 Parking Space

The apartment benefits from an allocated parking space, providing convenient and secure parking for residents. In addition, there are further visitor parking spaces available within the development, making it easy for guests to visit. Electric vehicle charging points are also provided on site, adding future ready convenience for owners and visitors alike.

### Residents at Residents' 51 Club

Enjoy exclusive access to a private cinema with tiered seating and plush sofas for film nights and private screenings, a bright and fully equipped on site gym with modern cardio and strength equipment, and a stylish co working lounge with bookable private meeting rooms, all managed via the concierge and designed to offer genuine lifestyle convenience, whether relaxing, entertaining, training, or working from home without leaving the development.



