

Property ref: 120211

# Waterman's Reach - 2 bed apartment, Arborfield Green, RG2 9LS

PRICES FROM £295,000

**HASLAM'S**  
New Homes



**Ideal for entertaining. This apartment features an open plan layout, contemporary kitchen with integrated appliances and private balcony - perfect for al fresco dining.**

**Watermans Reach is a collection of brand new homes, built to a high specification by Crest Nicholson. Enjoy the best of both worlds with stunning countryside walks or travel a short distance to experience the connectivity of the surrounding villages.**

- Built by Crest Nicholson
- Help to Buy available\*
- Contemporary kitchen with integrated appliances
- Private balcony
- Garden village
- Easy access to the M4, Reading & Wokingham

**Living/Dining room**  
4.67m (15'4) x 3.38m (11'1)

**Kitchen**  
3.38m (11'1) x 2.49m (8'2)

**Bedroom 1**  
3.89m (12'9) x 3.56m (11'8)

**Bedroom 2**  
3.89m (12'9) x 2.84m (9'4)

**General Note**  
Local Authority: Wokingham Borough Council  
Council Tax Band: To be confirmed

**Agents Note**  
Please note the images shown are taken from other Crest Nicholson show homes and therefore do not reflect the finishes or layout of this property. All dimensions are approximate.

**Specification**  
**Kitchen:**

- \* Fully fitted kitchen with soft close doors and drawers
- \* Integrated Bosch single oven with four ring ceramic hob and glass splashback
- \* Integrated extractor unit
- \* Integrated fridge/freezer
- \* Integrated dishwasher
- \* Free standing washer/dryer to hallway cupboard
- \* Stainless Steel sink with Hangrohe mixer tap
- \* Low energy lighting to underside of wall units
- \* Pull out recycling bins fitted to one kitchen cupboard

**Specification continued...**

**Bathroom and En-suite**

- \* Fully fitted Roca bathroom suite with Kaldewei bath in white
- \* Shower enclosure (where applicable)
- \* Chrome Hansgrohe mixer taps and shower fittings
- \* Choice from selected range of Porcelanosa wall tiles including:\*\*
  - Half height to walls with sanitaryware
  - Cull height around three sides of bath and shower cubicle
- \* Chrome heated towel rail to bathroom and en-suite
- \* Shaver sockets provided to bathroom and en-suite
- \* Low energy downlighters to bathroom and en-suite

**Joinery and Doors**

- \* White painted, gloss finish to architraves, skirtings and window boards
- \* Internal oak foil wrapped doors with polished chrome furniture
- \* PVCu doors and window frames with multi-point locking
- \* Decking to balcony (where applicable)
- \* Fitted Gap Nano wardrobe with sliding mirror doors to master bedroom

**Decoration**

- \* Smooth finish, white painted walls and ceilings
- \* Amtico Spacia flooring to kitchen/dining/living room, bathroom, en-suite and cloakroom

**Electrical**

- \* Electrical sockets in white throughout
- \* USB socket to kitchen
- \* TV/FM points provided to living room and master bedroom
- \* Telephone point to hall cupboard, data points to living room and master bedroom
- \* Sky Q\*\*\* provided to living room
- \* BT Fibre link provided\*\*\*
- \* Extractor fans provided to kitchen, bathroom and en-suite
- \* LED downlighters to kitchen, bathroom and en-suite

**Central Heating and Energy Efficiency**

- \* Electric central heating with panel heaters
- \* 100% of light fittings to habitable rooms to be energy efficient

**Security & Peace of Mind**

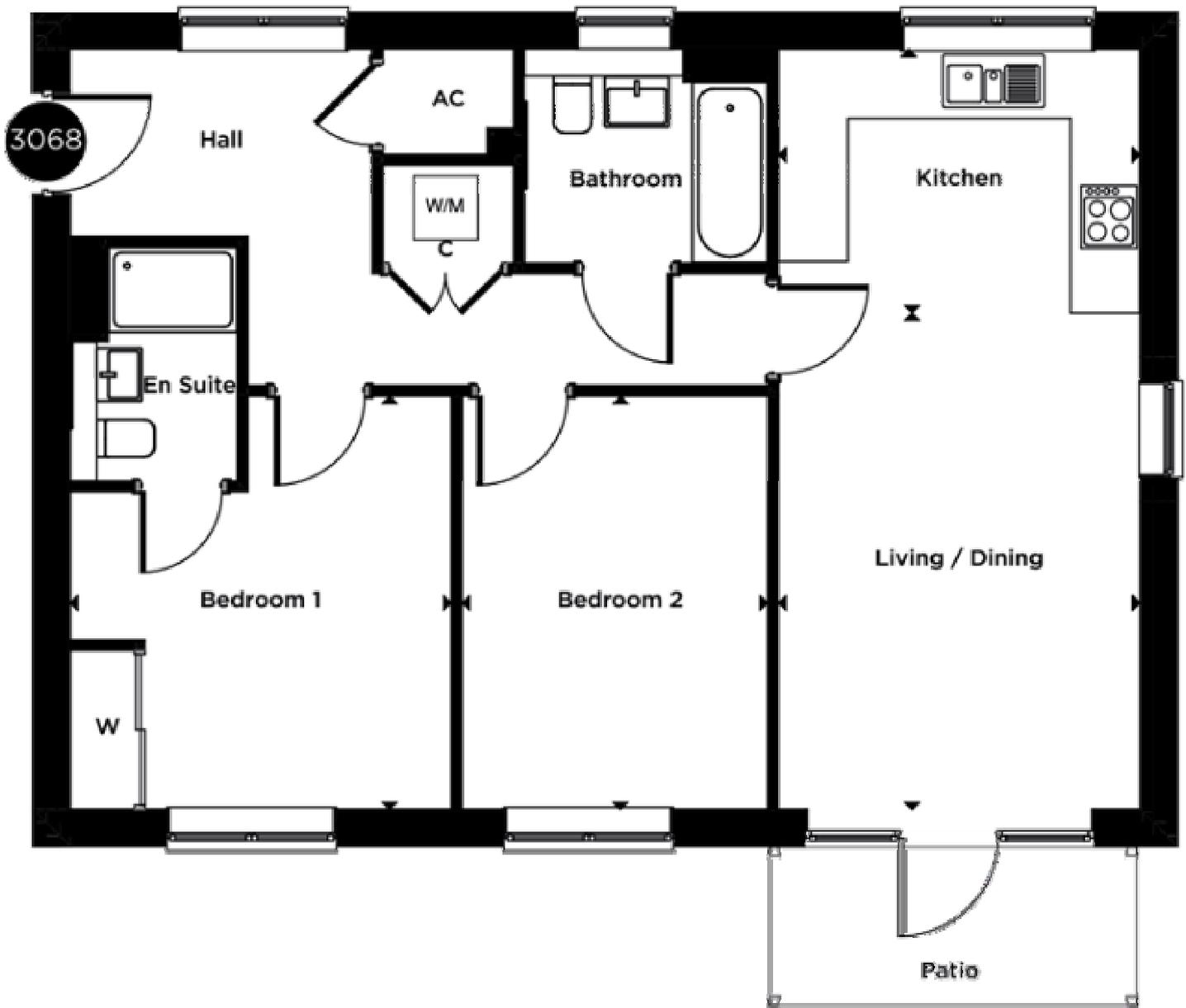
- \* Mains operated smoke and heat detectors, with battery back up
- \* Audio visual door entry system to entrance
- \* Individual lockable mail boxes

**Warranty & After Sales Care**

- \* Complete NHBC 10 year warranty
- \* Support from a dedicated customer care team in the first two years

\*\* - subject to stage of construction

\*\*\* - subject to customer subscription to Sky Q / BT Fibre product



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