

**HASLAM'S**  
New Homes

## Plot 3 Beansheaf Grange

£195,000

Old Grange Close, Reading, RG31 7BW



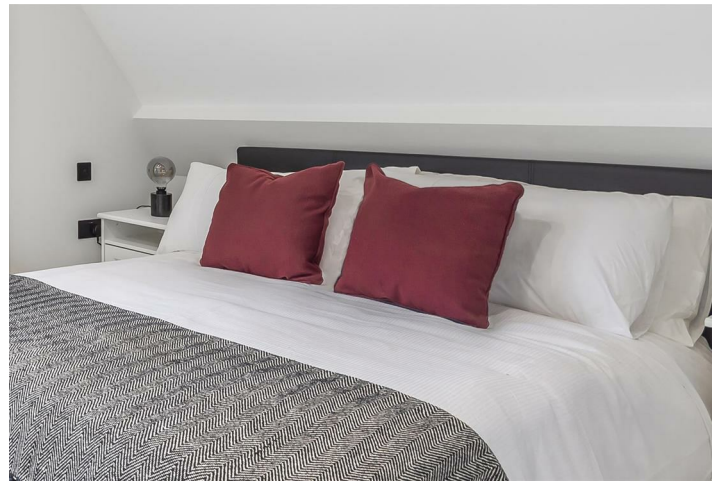
### Overview

- Ready to move into
- Gated community
- Close to local amenities
- Character homes with contemporary living style
- Excellent transport links with M4 & Theale station nearby
- Secure and low maintenance home



Interested? Please contact our New Homes team to find out more, or to book a viewing.

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### Property description

MOVE IN NOW. This studio apartment has an open plan living/sleeping area, benefits from a stylish separate kitchen and bathroom. Enjoy light filled rooms with large windows in the living area, creating a bright and airy feel.

This new gated community provides charming character features with a contemporary style and is convenient for an array of local amenities including supermarkets, big name brand stores, local dining, pubs and cafes as well as Calcot Park Golf course. These homes also benefit from excellent commuter networks via road and rail to Reading, Newbury, Maidenhead, Basingstoke and London.



## Further details

Living/Bedroom area  
18'9" x 10'5"

Kitchen  
7'3" x 6'10"

Bathroom

### General Note

Local Authority: West Berkshire Council  
Council Tax Band: B

Leasehold: 249 year lease  
Ground rent: Peppercorn  
Service charge: £1,313.89 pa  
EPC Rating: C

### Agents Note

Please note all internal photographs are taken from the Show Apartment at Beansheaf and therefore do not reflect the layout and finish of this apartment.

### Specification

#### Kitchen

- \* Bespoke French handle less design kitchen with soft close pale grey drawer and doors
- \* Calcutta gold quartz stone worktop and splashback
- \* Under mounted stainless steel sink
- \* Brushed chrome mixer tap
- \* Under unit feature LED lighting
- \* Appliances: Electric ceramic hob, single oven, concealed extractor fan, integrated microwave, dishwasher, fridge/freezer
- \* Integrated washer/dryer in some flats

#### Communal Areas

- \* Secure gated enclosure with vehicle and pedestrian access
- \* Dedicated parking space within secure enclosure
- \* Aluminium and glass communal entrance doors
- \* Highly secured double glazed windows with toughened glass and PVC window sills
- \* Interior designed communal lobby
- \* Secure individual mail boxes
- \* Carpet or Belgian brio grey oak wood finish floor to communal lobbies and walkways
- \* Large communal green space
- \* Landscaped area
- \* External area to some flats
- \* Bin and bike store

#### Bathroom and En-suite

- \* Large format fully tiled bathroom floor in Italian porcelain
- \* Vitra wall hung wc with soft close seat and dual flush mechanism
- \* Luxury medici full size bath

- \* Brushed chrome taps, bath fillers and shower valves
- \* Free standing or wall hung vanity
- \* Fixed recessed or wall hung mirror
- \* Brushed chrome wall mounted heated towel rail
- \* Brushed chrome thermostatic controlled concealed and handheld showers and mixers
- \* Frameless clear glass shower screen
- \* Feature LED lighting

#### Internal Secification

- \* Contemporary style square edge skirting and architraves in brilliant white finish
- \* Walls finished in dulux Cameo silk vinyl matt
- \* Front and internal doors in brilliant white finish
- \* Belgian brio grey oak wood finish floor with additional soundproof underlay
- \* Large format Italian porcelain finish to all bathrooms
- \* Thick pile luxurious feel carpet finish to all bedrooms and staircase
- \* Utility cupboard and extra storage space in most units

#### Lighting

- \* Low energy LED lighting throughout
- \* Recessed LED downlighters to living room, kitchen, hallway, bathroom and bedrooms
- \* Feature LED lights to bathrooms and kitchen

#### Electric

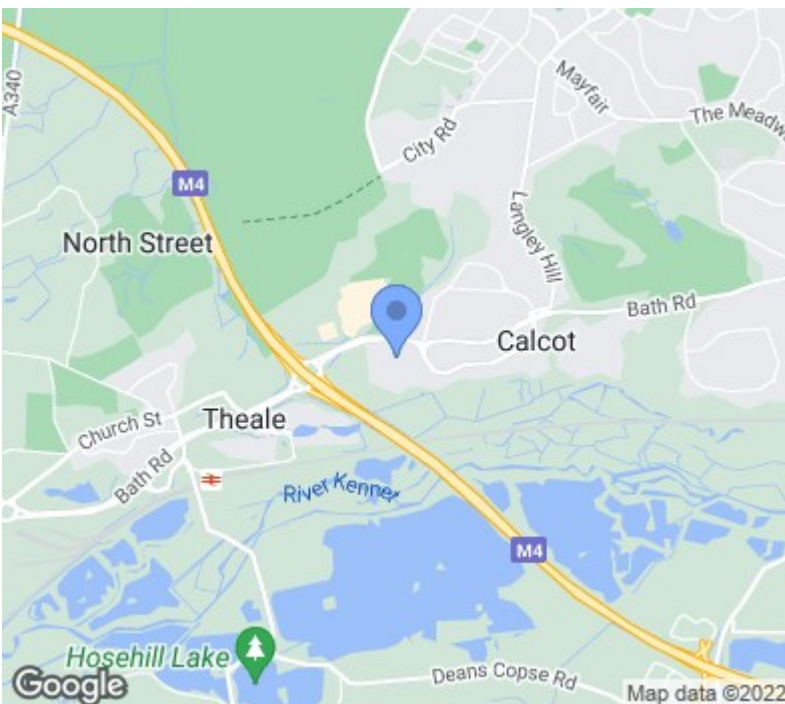
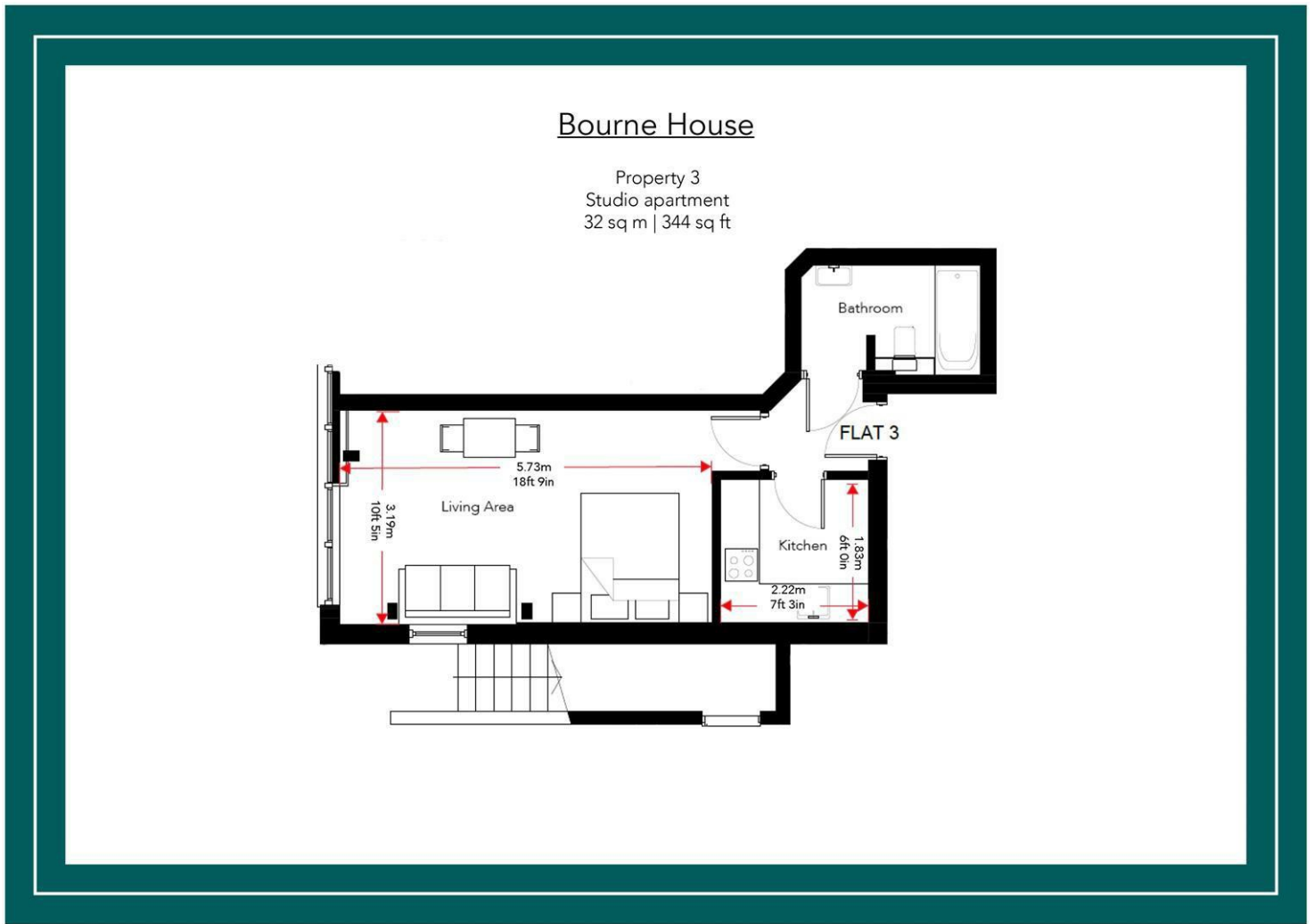
- \* Brushed chrome socket plates to all rooms
- \* Brushed chrome telephone and TV points to living room and bedrooms
- \* Full colour video entry-phone system
- \* Hard wired and integrated smoke and heat detection system

#### Heating

- \* Electric Gledhill 120 litre hot water cylinder
- \* Electric heating wall mounted units strategically placed throughout
- \* Whole house air exchange ventilation system

#### Garden (where applicable)

- \* Dark grey outdoor porcelain paving
- \* Full height British timber closeboard fencing
- \* Waist height British timber picket fencing bordering front gardens
- \* Grass lawn



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