

HASLAM'S
New Homes

Unit 6 Bourne House

Beansheaf Grange, Reading, RG31 7BW

Price
£255,000



Overview

- READY TO MOVE INTO
- Gated community
- Close to local amenities
- Character homes with contemporary living style
- Excellent transport links including M4
- Help to Buy available



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

newhomes@haslams.net
0118 960 1010



Property description

MOVE IN THIS SUMMER. This delightful first floor apartment with open plan kitchen/living area, offers views across the fields opposite from the living room window. There is also a good sized bedroom which includes a built in wardrobe and bathroom.

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

Kitchen/Living area
15'6" x 14'0"

Bedroom
12'10" x 9'0"

Bathroom

General Note
Local Authority: West Berkshire Council
Council Tax Band: To be confirmed

Leasehold: 250 year lease
Ground rent: 0.1% of sale price capped at £250 pa. Fixed for 10 years then reviewed on RPI
Service charge: £1,625.92 pa

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

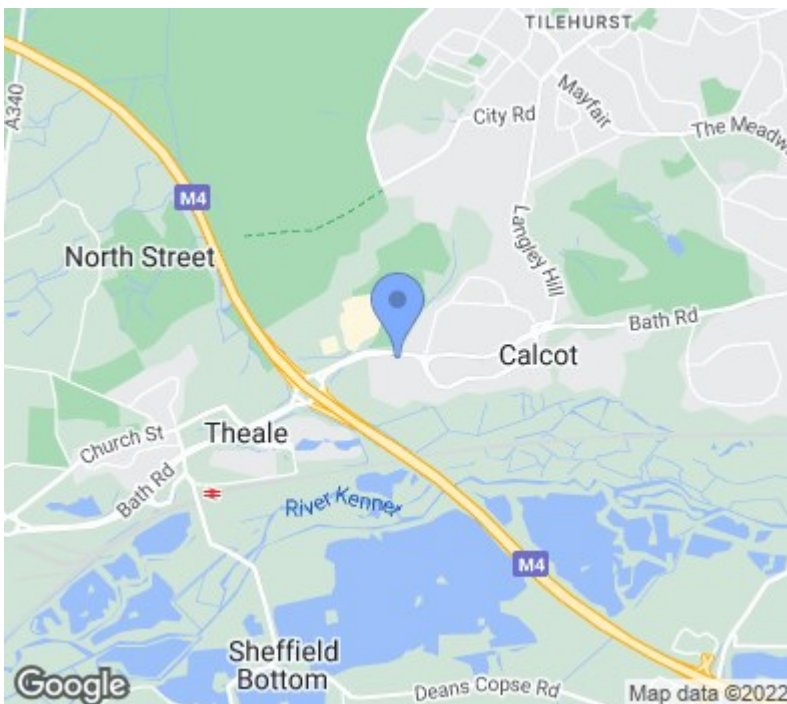
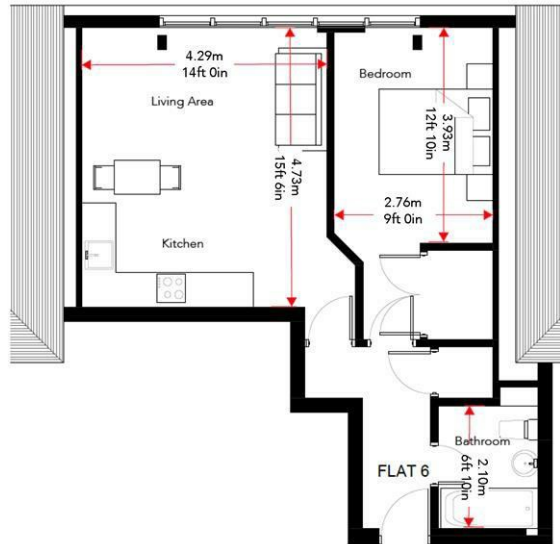
- * Electric Gledhill 120 litre hot water cylinder
- * Electric heating wall mounted units strategically placed throughout
- * Whole house air exchange ventilation system

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

Bourne House

Property 6
One bedroom apartment
48 sq m | 517 sq ft



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

newhomes@haslams.net
0118 960 1010

The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.