



**Balmore Park**  
**Caversham, Reading, Berkshire RG4 8PY**

**£295,000**

**CHAIN FREE:** Ideally located for easy access to both central Reading and Caversham Village center is this first floor modern and stylish apartment that offers attractive views over communal gardens and attractive woodland. The property boasts two double bedrooms, a light and airy dual aspect living room with a 'Juliet balcony', stylish bathroom and a modern kitchen. To the rear there is an allocated parking space and to the front there are visitors spaces. To appreciate the space on offer call now to view.

## Balmore Park, Reading, Berkshire RG4 8PY

- Easy reach of central Caversham & Balmore Park
- Stylish apartment
- Two double bedrooms
- Dual aspect living room
- Communal garden and woods views
- Stylish bathroom
- Modern kitchen
- Off road parking
- EPC rating C
- Council tax band D

### Communal entrance

A good sized communal entrance with stairs to the first floor.

### Hallway

A goods sized hallway with a storage cupboard, cupboard housing the hot water cylinder, entry phone system and doors to:

### Bedroom one

14'9" x 9'3" (4.50 x 2.84)



A light and airy room with a double glazed window over looking the communal garden and ample space for wardrobes.

### Bedroom two

11'11" x 7'11" (3.63m x 2.41m)



Offering views over the communal garden is this light and airy room, carpeted and space for wardrobes.

### Bathroom

7'7" x 6'0" (2.31m x 1.83m)



A modern and stylish bathroom that comprises of a large shower with wall mounted fittings, wash hand basin, WC, tiled walls, extractor and a heated towel rail.

### Living room

15'2" x 13'9" (4.62m x 4.19m)



A good sized dual aspect room with sliding doors to the 'Juliet balcony' carpeted and views over the communal gardens.

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### Kitchen

13'9 x 6'1 (4.19m x 1.85m)



### Tenure

Lease: 125 years from 1993

Service charge £912 per 6 months

Ground rent: Peppercorn

### Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Electric

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

A modern and stylish kitchen with ample wall and base units with an inset sink and drainer, four ring hob, extractor, oven. Recess for the fridge freezer, washing machine and dishwasher. Splash backs and a double glazed window to the side.

### View from the living room

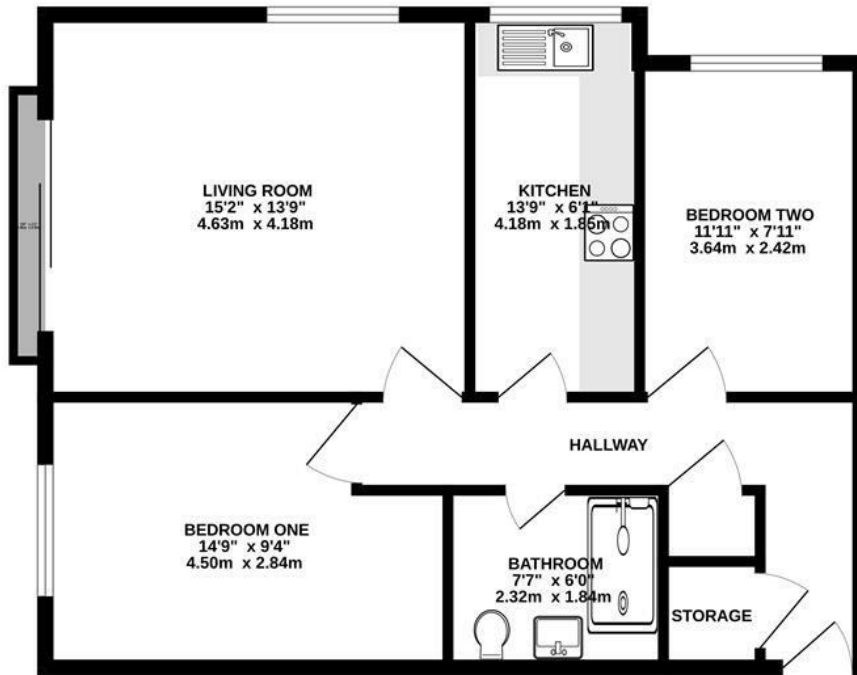


### Communal gardens



Attractive communal grounds surrounded by woodland.

FIRST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		80	82
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

