

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

**£295,000**

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 ad to the front there are visitors spaces. To appreciate the space on offer call now to view.

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

**Kitchen**

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



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 widow to the side.

**View from the living room**



**Communal gardens**



Attractive communal grounds surrounded by woodland.

**Tenure**

Lease: 125 years from 1993  
Service charge £912 per 6 months  
Ground rent: Peppercorn

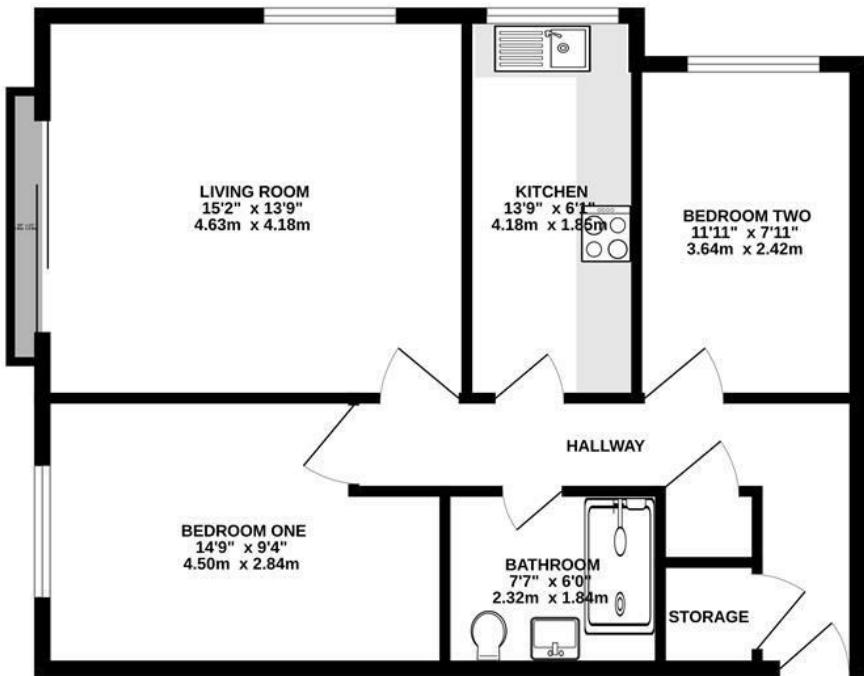
**Services**

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

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. Prospective buyers should not rely on the floorplan and should be advised to make their own measurements. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs                     |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not energy efficient - higher running costs                     |                         |           |
| <b>England &amp; Wales</b>                                      | 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) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

