



This well-presented studio apartment is situated in Calcot, within the established Beansheaf Development. The location provides a practical and convenient base, offering excellent transport connections. Junction 12 of the M4 is close at hand, and Theale and Tilehurst train stations are easily accessible, providing straightforward routes into Reading, London, and the surrounding areas. Regular bus services also operate nearby, further enhancing daily travel options.

A variety of local amenities are within walking distance, including a range of shops and everyday conveniences. The surrounding area also offers pleasant leisure opportunities, with attractive river and countryside walks just minutes away, making it a suitable setting for both relaxation and outdoor activities.

The property benefits from double-glazed windows, gas radiator heating, an allocated parking space, and well maintained communal grounds. The apartment is offered to the market with no onward chain, providing a straightforward and efficient purchase opportunity.

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

sales@haslams.net
0118 960 1000



- Studio apartment
- Integrated kitchen
- Allocated parking
- Gas central heating
- Easy access to retail parks
- No onward chain



Council tax band B
Council- West Berkshire

Additional information:

Parking
The property has an allocated parking space

Lease information.

Years remaining: 958
Service charge: £1533.20
Ground rent: £75
Ground rent review period: Next review period 2036, increasing to £150 PA

Property construction – Standard form

Services:

Water – mains
Drainage – mains
Electricity – mains
Heating – Gas mains

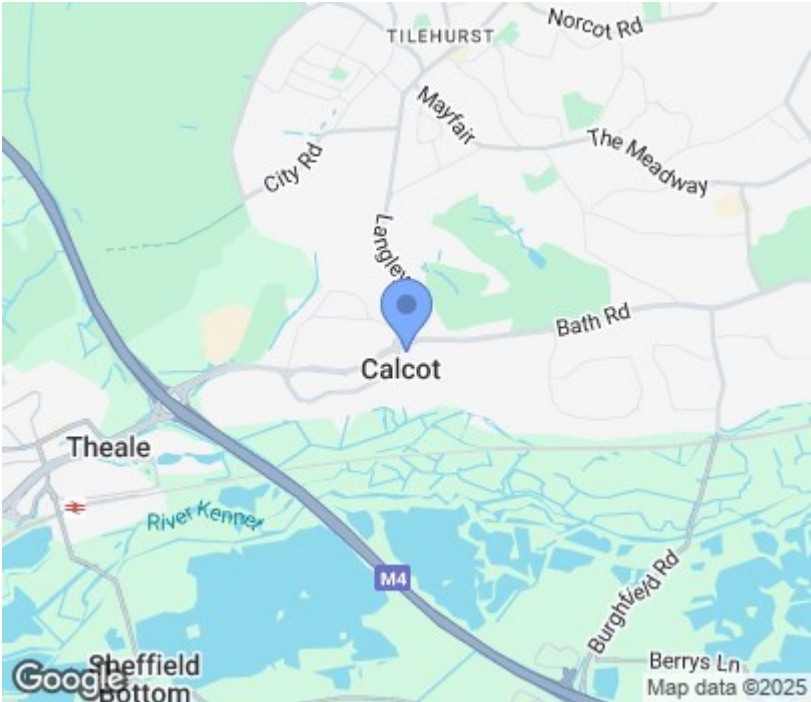
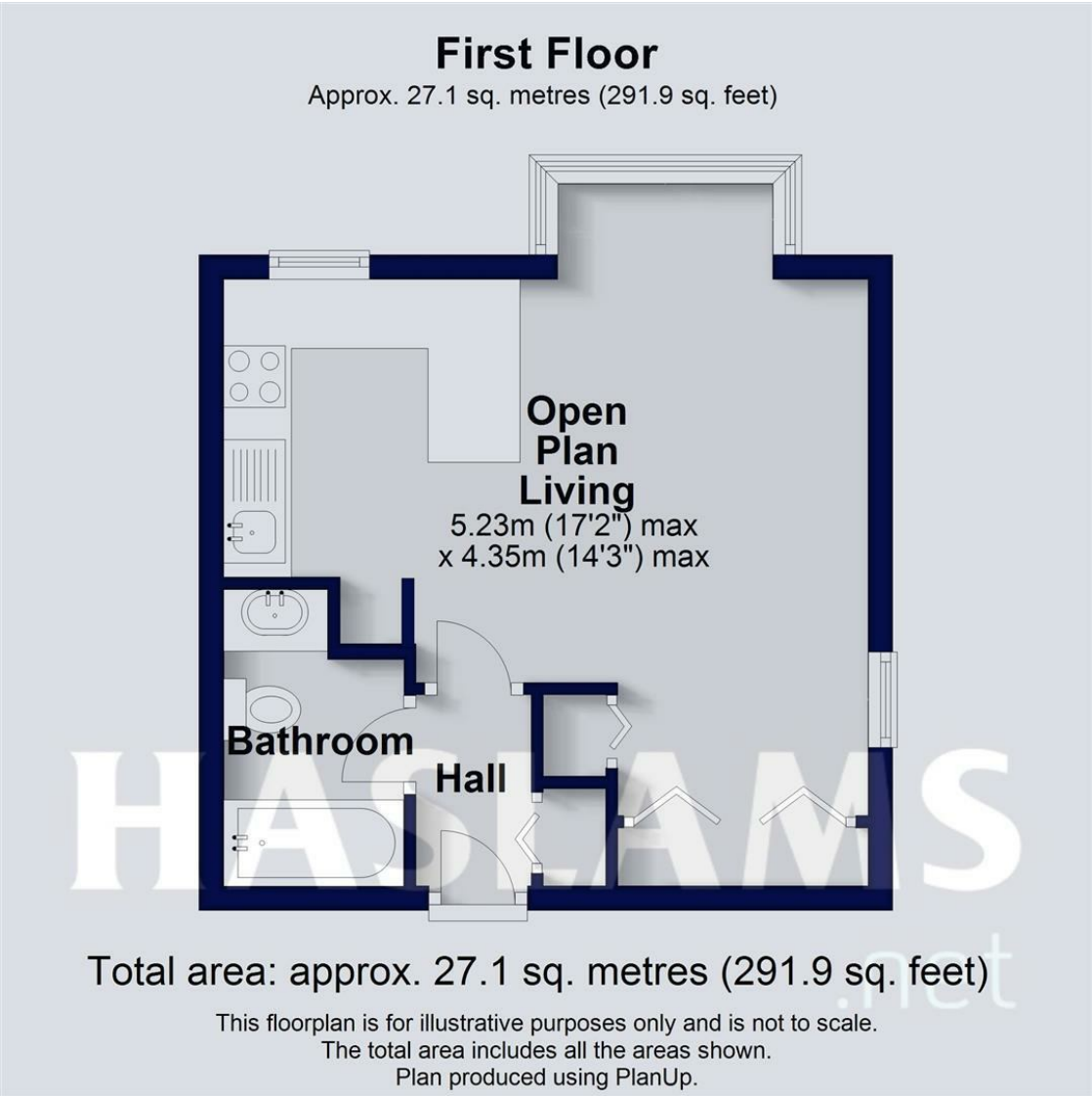
Broadband connection available (information obtained from Ofcom):

Standard – ADSL/copper wire

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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