

B

Bespoke

ESTATE AGENTS



Bespoke

ESTATE AGENTS

Flat 83, Riverside View

£325,000

Flat 83

Riverside View 5-9 Berkeley Avenue,
Reading

A beautifully bright 882 sq ft two-bedroom apartment in gated development featuring open-plan living, a private river-view balcony, contemporary en-suite, fully integrated kitchen, oak-effect flooring, excellent storage and secure undercroft parking. No onward chain.

Council Tax band: D Tenure: Leasehold EPC Energy Efficiency Rating: B

- Spacious two-bedroom apartment with 882 sq ft of well-planned living space
- Bright open-plan living room with full-height glazing and balcony access
- Sleek modern kitchen with integrated appliances including fridge, freezer, dishwasher, washer dryer, oven and hob
- Principal bedroom with en-suite and direct access to the balcony
- Second double bedroom with space for free-standing wardrobes
- Stylish main shower room and contemporary en-suite, both finished to a high standard
- Private balcony with glass balustrades and elevated views over the river and treetops
- Generous hallway with two large walk-in storage cupboards
- Oak-effect flooring to the main living areas and neutral décor throughout
- Secure undercroft allocated parking space



Hall

A welcoming and well-planned hallway finished with warm oak flooring that immediately sets the tone for the rest of the home. This central space offers excellent practicality with two large walk-in storage cupboards, ideal for coats, cleaning essentials and general household items. The hallway provides direct access to both bedrooms and the shower room, while the wide layout and clean modern décor create a bright and uncluttered first impression.

Living Room

18' 7" x 19' 4" (5.66m x 5.89m)

A bright and generous living space with a calm, contemporary feel, enhanced by the attractive oak-effect flooring that runs throughout. Full-height glazing floods the room with natural light and opens directly onto the private balcony, creating a seamless indoor to outdoor flow and offering elevated views across the surrounding area. The room easily accommodates a large corner sofa, occasional seating and a dedicated media area, with a separate nook ideal for a desk or reading chair. The open layout gives great flexibility for day-to-day living, while the neutral décor provides the perfect blank canvas for personal styling.

Kitchen

A sleek, modern kitchen finished with high-gloss cabinetry and crisp quartz-effect worktops, creating a clean and contemporary look. The long run of units provides excellent storage and prep space, enhanced by under-cabinet lighting and soft-close fittings. Fully equipped with a range of integrated appliances, including a fridge, freezer, full-size dishwasher, washer dryer, electric oven, ceramic hob and stainless steel extractor, the kitchen has been designed for both everyday convenience and effortless entertaining. Set against the oak-effect flooring, the space feels bright, streamlined and beautifully presented.





Bedroom 1

13' 8" x 20' 8" (4.17m x 6.30m)

A superb principal bedroom offering an impressive amount of space and a calm, understated finish. The room features a full wall of mirrored wardrobes providing excellent storage while keeping the space bright and open. Soft, neutral carpets add warmth underfoot and complement the clean, modern décor. A door leads directly out to the balcony, giving the room a rare sense of openness and providing a private spot to enjoy fresh air first thing in the morning. The bedroom also benefits from its own en-suite shower room, creating a self-contained and comfortable retreat within the apartment.

En-suite

3' 10" x 7' 3" (1.18m x 2.21m)

A stylish and contemporary en-suite finished to a high standard, featuring a generous walk-in shower with sleek glass screen and modern chrome fittings. The wood-effect vanity cabinetry provides excellent storage and is topped with a wide counter and a chic countertop basin, complemented by a large mirrored cabinet above. Neutral tiling and spot lighting create a clean, hotel-style feel, making this a calm and practical private bathroom for the main bedroom.



Bedroom 2

9' 2" x 11' 9" (2.79m x 3.58m)

A well-proportioned second bedroom with a clean, modern finish and plenty of natural light. The room comfortably accommodates a double bed along with free-standing wardrobes, making it ideal for guests, older children or as a dedicated home office if preferred. Neutral décor and soft carpeting create a calm, welcoming feel, while the layout offers flexibility for furniture placement. Positioned away from the main living space, this bedroom provides a quiet and private retreat within the apartment.

Shower Room

6' 6" x 9' 2" (1.98m x 2.79m)

A beautifully finished main shower room featuring a wide, modern shower enclosure with sliding glass doors and contemporary chrome fittings. The wood-effect vanity cabinetry provides generous storage and is paired with a sleek countertop basin and large mirrored cabinet, giving the room a clean, hotel-style feel. Neutral floor and wall tiles keep the space bright and easy to maintain, while a chrome heated towel rail adds both comfort and practicality. Perfect for guests or for households wanting the benefit of two fully equipped bathrooms.

Balcony

A fantastic private balcony with far-reaching views across the river and surrounding treetops. Finished with low-maintenance decking and framed by sleek glass balustrades, the space feels open, modern and beautifully connected to its surroundings. Large enough for outdoor seating and a small table, it's the ideal spot for morning coffee, evening unwinding or simply enjoying the peaceful outlook over the landscaped grounds and water. Accessible from both the living room and principal bedroom, the balcony extends the living space and adds a real lifestyle highlight to the apartment.

Communal Gardens

The development enjoys beautifully maintained communal gardens, offering a peaceful setting with landscaped planting, neat pathways and thoughtfully designed open spaces. Residents can make use of **riverside seating areas**, perfect for relaxing outdoors and taking in the tranquil views across the water. The grounds are kept to a high standard throughout, adding to the sense of quality and calm that surrounds the property.

Secure gated

1 Parking Space

The property benefits from a secure undercroft allocated parking space, offering peace of mind and protection from the elements. Access is via a residents-only entrance, providing a safe and convenient place to park directly beneath the building.



