

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BEECH COURT, BALMORE PARK CAVERSHAM, READING, RG4 8PY

£295,000

A beautifully presented first floor apartment in a favoured Balmore Park development, just 400 metres north of Caversham centre and positioned in partly wooded grounds providing two double bedrooms and high quality fittings throughout. Approximately one mile for Reading station

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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ENTRANCE

Communal entrance hall with security entrance system, communal staircase to first floor, personal front door to

RECEPTION HALL

With electric heater, built in cloaks cupboard and built in airing cupboard

**LIVING/DINING ROOM**

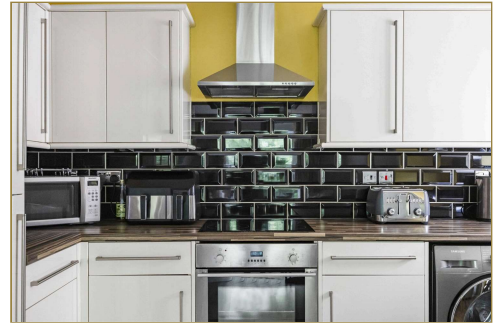
With rear aspect sliding patio doors, Juliet balcony overlooking communal grounds and wooded areas of Balmore Park, two electric heaters



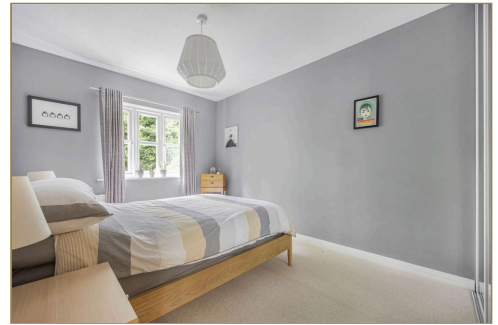
Opening directly onto

FITTED KITCHEN

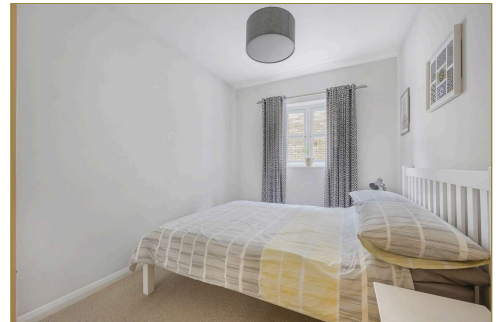
Beautifully fitted comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with contrasting laminated work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven below, plumbing for washing machine and space for tumble dryer, integrated fridge/freezer with concealed lighting, side aspect double glazed window, tiled floor

**BEDROOM ONE**

With side aspect double glazed window, electric heater, built-in double wardrobe with floor to ceiling mirror-fronted sliding doors

**BEDROOM TWO**

With side aspect double glazed window, fitted double wardrobe with mirror-fronted sliding doors, electric heater

**BATHROOM (SHOWER ROOM)**

Beautifully fitted comprising double width fully tiled shower, wash hand basin with floating drawers below, W.C. with hidden cistern, contrasting fully tiled walls and oak style tiled floor with heated towel rail and extractor



OUTSIDE

Beech Court sits on beautifully tended communal grounds tended under the maintenance agreement with the surrounding woodland of Balmore Park beyond

**PARKING**

Allocated parking plus visitors parking

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road and turn left into Newlands Avenue, follow this road into Balmore Park where Beech Court will be found on the left hand side

TENURE

Freehold

Original lease - 999 years

Lease remaining - 966 years

Service charge - £1,825.26 per annum (inclusive of building insurance)

Ground rent - Peppercorn

APPROXIMATE MONTHLY RENTAL VALUE

£1,500

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0773-3051-1206-7335-1200>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 719 sq ft - 67 sq m

