



Newlands Avenue, Caversham, Reading, RG4 8NS

£525,000

Walmsley

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Unexpectedly re available Presenting a rare opportunity, this impressive garden apartment is housed within a stunning 19th-century historic Grade II listed building. Boasting its own patio area and a characterful veranda, the property enjoys access to well-tended communal grounds with direct, private entry to Balmore Park. The apartment itself offers unique accommodation, featuring a separate grand entrance with double doors and mosaic flooring, spacious sitting/dining room with high ceilings, floor-to-ceiling wooden shutters, and ornate ceiling roses. With three generous bedrooms, two bathrooms, and additional benefits including gas central heating and ample parking for residents and guests, the property offers a fantastic opportunity for those seeking an upmarket lifestyle living.

The property internally requires general updating.

Ideally located within walking distance of both Caversham and Reading centers, as well as Reading mainline train station, Balmore Park House provides convenient access to amenities and transport links.

Adjacent to Balmore recreational park, residents can enjoy open spaces and panoramic views over Caversham. Viewing is recommended for those seeking a character-filled property with no onward chain.

Allocated parking.

EPC rating - E. Council Tax Band - D.

Service charge - £2,640.00

Lease remaining 989

Share of freehold

Council tax band F

Tenure - Leasehold - Share of Freehold





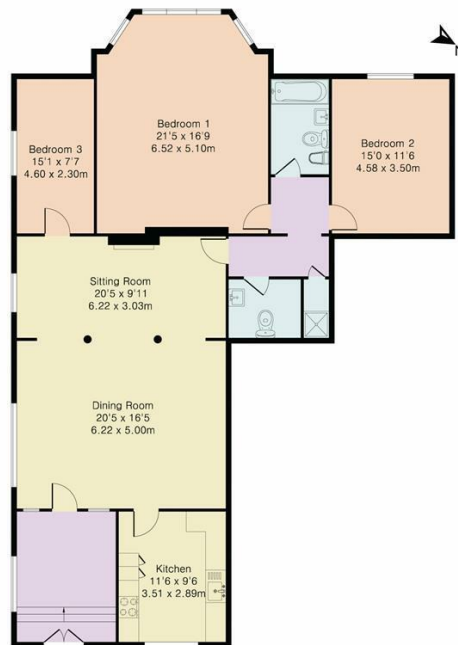
- Stunning apartment conversion
- Period 19th century villa
- Character accommodation with high ceilings
- Own patio and raised balcony
- Good parking arrangements
- Private access to Balmore Park
- Vacant possession
- Modernisation required



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Approximate Gross Internal Area 1640 sq ft – 152 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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