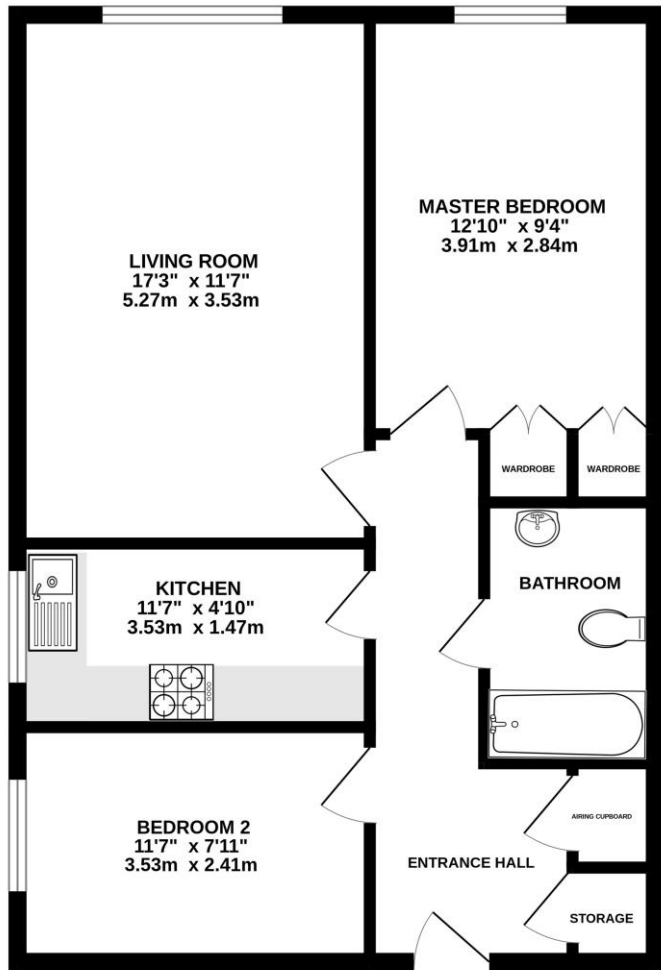




TOP FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ESTATE AGENTS



Flat 9 Beech Court, Balmore Park, Caversham, RG4 8PY  
Price £299,950 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com





Flat 9 Beech Court, Balmore Park, Caversham, RG4 8PY  
Price £299,950 Leasehold

Masons are proud to offer to the market this immaculately presented two bedroom top floor apartment situated in on a highly desirable residential road adjoining Balmore Park, within approx 0.5 mile from Caversham centre and close to Reading Town centre along with Reading mainline station. Being offered for sale with NO ONWARD CHAIN, the property has been well maintained by the current owners and boasts spacious accommodation comprising of a 17ft living/dining room, an 11ft modern kitchen, a 12ft master bedroom, an 11ft second bedroom and a family bathroom. Further benefits of this property include UPVC double glazing, allocated parking as well as visitors parking, over 960 years remaining on the lease, nearby walks in the highly popular Balmore Park, communal gardens and far reaching views over Caversham/Reading. VIEWING RECOMMENDED.

- Over 960 years remaining on the lease
- Close to Balmore Park
- Allocated parking & visitors parking
- NO ONWARD CHAIN
- Immaculately presented
- Top floor
- 2 bedroom
- 17ft living/dining room
- 0.5 miles from Caversham centre

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Front door opens into the entrance hall which boasts a storage cupboard, airing cupboard and doors to...

Bedroom 2:  
11'7" x 7'11"  
Double glazed with a side aspect.

Kitchen:  
11'7" x 4'10"  
Double glazed with a side aspect, fitted with a range of modern eye and base level units with roll edge tops and tiled surround, sink with drainer, oven, electric hob with extractor above as well as space for further appliances.

Living/dining room:  
17'3" x 11'7"  
Double glazed with a rear aspect.

Master bedroom:  
12'10" x 9'4"  
Double glazed with a rear aspect and two fitted wardrobes.



Bathroom:

Fitted with a panel enclosed bath, low level WC and hand wash basin.

Outside:

The property boasts well maintained and mature communal gardens which are bordered by mature trees as well as an allocated parking space and visitors parking. Balmore park is just a short walk away offering nearby walks and elevated views of Caversham.

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