

Wildflower Drive, Calcot, Reading, RG31 7BX

£250,000

Walmsley

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Walmsley Estate Agents are pleased to bring to the market a fantastic opportunity to acquire a modern, and incredibly well presented, spacious, ground floor, two-bedroom apartment which forms part of a recently constructed development.

The ground floor apartment accommodation includes; spacious entrance hall with a storage cupboard, two double bedrooms, en-suite to main bedroom, bathroom and a stylish kitchen/living room.

Outside of the property there is covered allocated parking, ample guest parking and communal garden.

Watermill Place has easy access to a variety of amenities which include, local schools, supermarkets, regular bus services into Reading Town centre and 1.8 miles to M4 junction 12.

Lease information: 116 years remaining
Ground Rent £250 reviewed every 10 years
Service Charge £2,330pa

Tenure - Leasehold

















- Ground Floor Flat
- Two Double Bedrooms
- EPC B
- Council Tax C
- Excellent Links to The M4
- Car Port

2 2 1 B





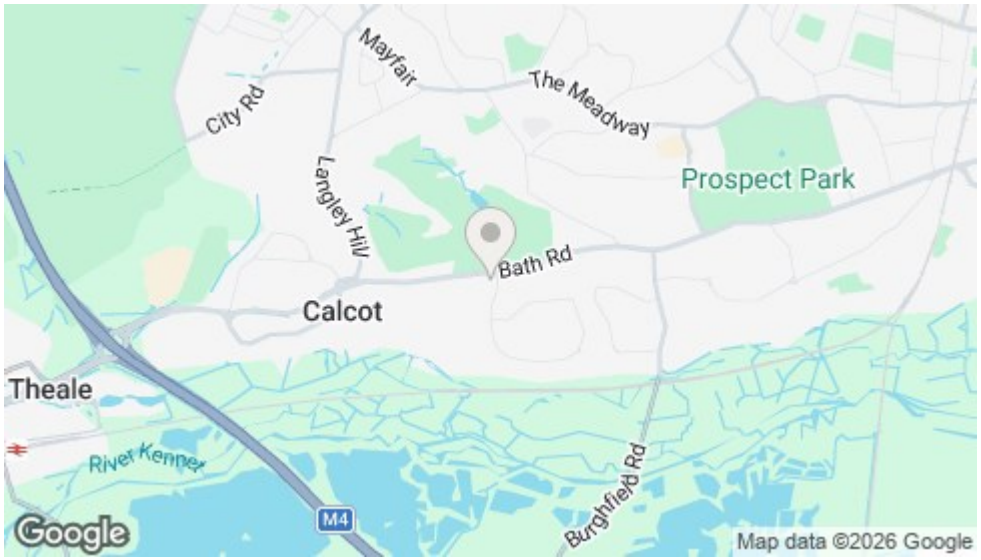




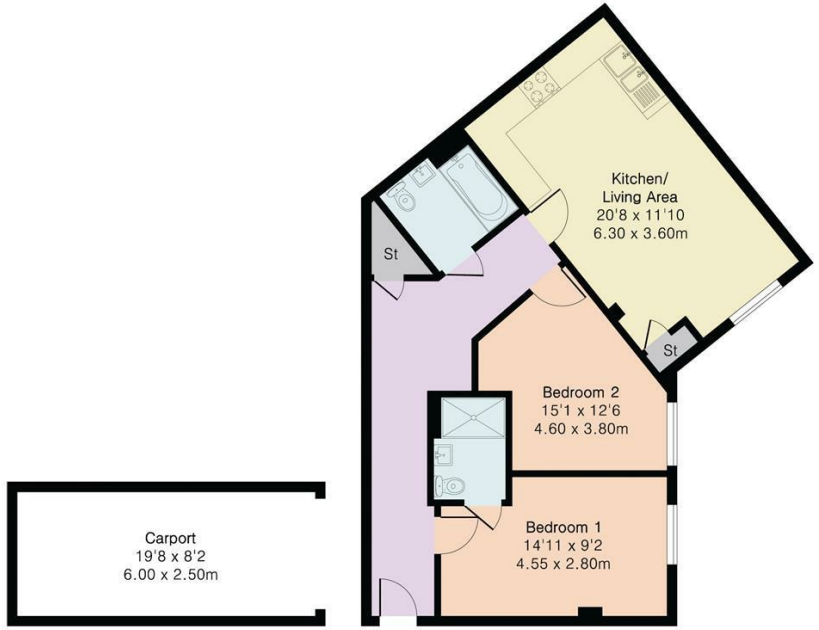







Mayfair
City Rd
The Meadway
Prospect Park
Langley Hill
Bath Rd
Calcot
Theale
River Kennet
M4
Burghfield Rd
Google
Map data ©2026 Google

Approximate Gross Internal Area 745 sq ft - 69 sq m



Ground Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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