



**Balmore Park
Caversham, Reading, Berkshire RG4 8PY**

£1,350 PCM

NEA LETTINGS: A stunning, modern two-bedroom ground-floor apartment, presented in immaculate condition throughout. Ideally located within walking distance of the shops, bars, and restaurants in Caversham Centre, the property also offers convenient access to Reading mainline railway station, with fast, direct trains to London Paddington. The apartment further benefits from private parking for residents and visitors, as well as access to a well-maintained communal garden, making it an ideal blend of comfort and convenience. Balmore Park is easily accessible through the woodland at the back and provides elevated views and sunset vistas across the Thames Valley and central Reading. Sorry pets will not be considered. EPC Rating D.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Balmore Park, Reading, Berkshire RG4 8PY

- NEA Lettings
- Purpose built apartment
- Unfurnished
- Allocated parking for one car
- EPC Rating D
- Caversham
- Two Bedrooms
- Communal grounds
- Council tax band D
- Available 14th January

Hallway

A spacious entrance hallway featuring a convenient storage cupboard and an airing cupboard, which includes the washing machine. Doors to all rooms

Living/Dining Room



A generously sized yet cosy living room featuring wood effect flooring and direct access to a small patio and the communal garden via sliding doors.

Kitchen



A sleek and stylish kitchen with generous amount of base and eye level storage and a slim breakfast bar. Appliances include slimline dishwasher, built-in fridge freezer, 4 ring ceramic hob with extractor and cooker.

Bedroom One



A spacious, carpeted bedroom with a built-in mirrored wardrobe and a bright window to the rear gardens providing ample natural light.

Bedroom Two



A well-proportioned, carpeted bedroom with window overlooking the gardens at the front of the property.

Bathroom



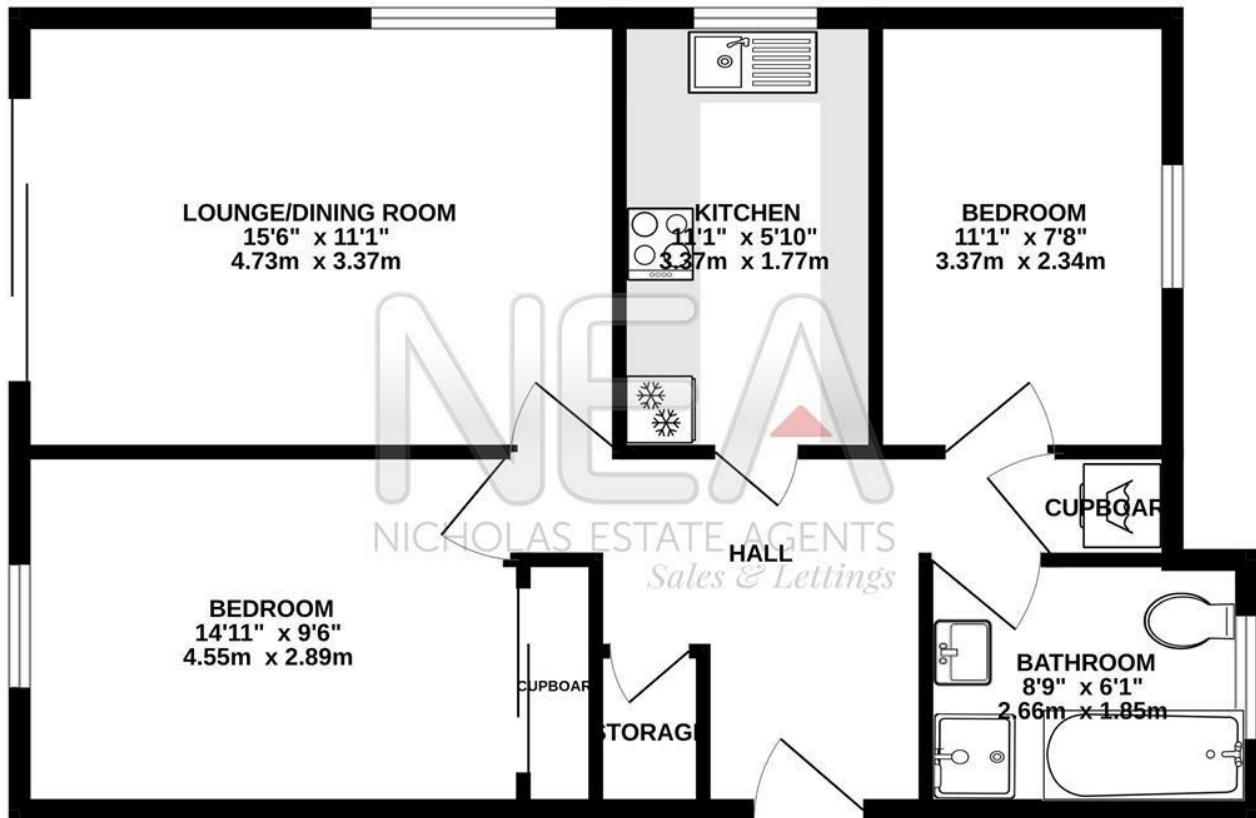
A spacious, modern bathroom featuring a bathtub and separate shower cubicle, complete with a WC, sink, and heated towel rail, all finished in a stylish, contemporary design.

Communal grounds

Baltimore Park, Reading, Berkshire RG4 8PY



GROUND FLOOR 603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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