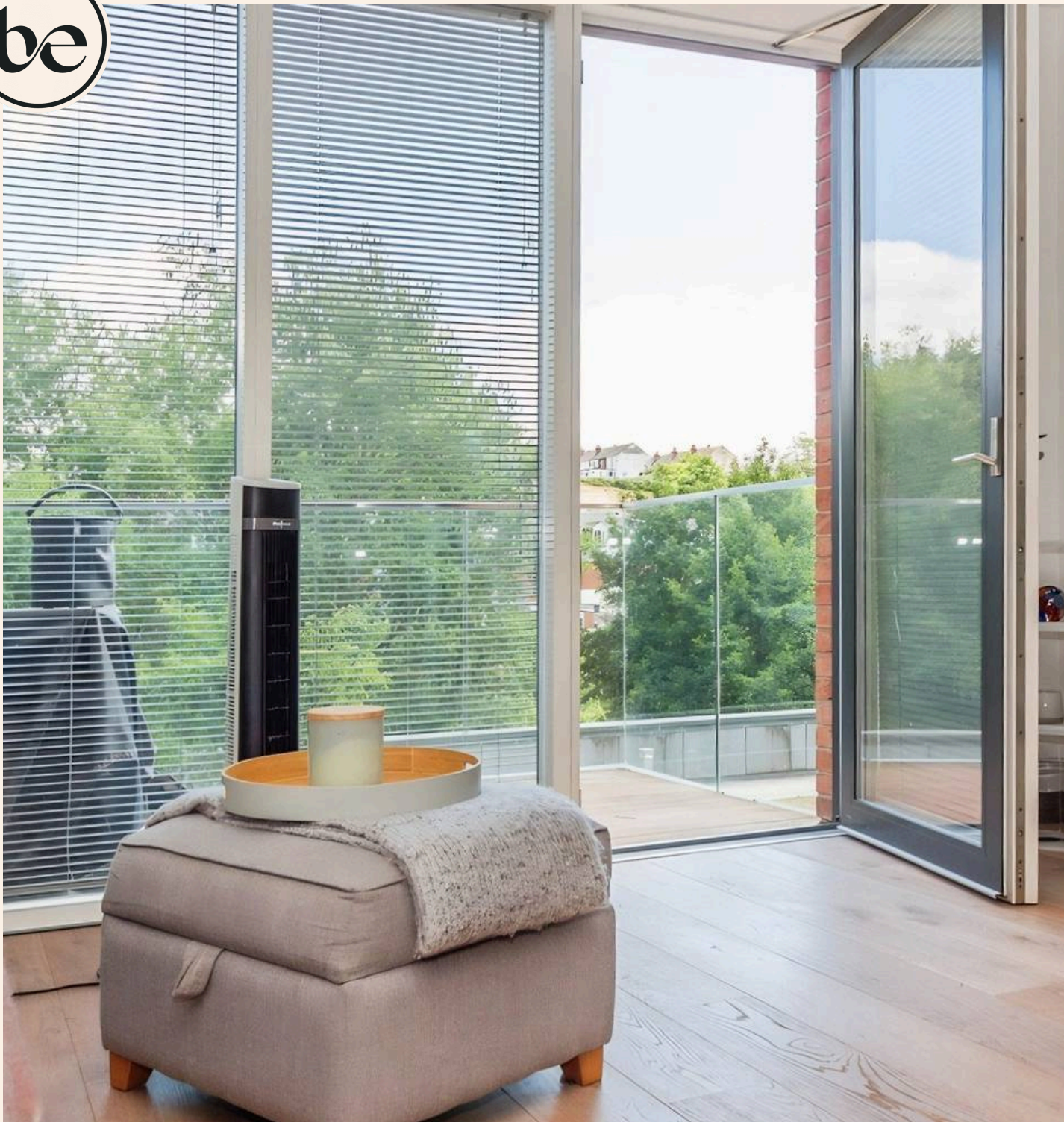




Flat 73 Riverside View 5-9 Berkeley Avenue, Reading
bespoke Estate Agents | £280,000



73 Riverside View 5-9 Berkeley Avenue, Reading

Stylish 1-bedroom riverside apartment with open-plan living, private balcony, landscaped gardens, secure parking and no onward chain. A superb first home, investment or downsizing opportunity in central Reading.

Council Tax band: C Tenure: Leasehold EPC Rating: B

- A superb lifestyle apartment combining modern living, peaceful surroundings and exceptional convenience in one of Reading's most desirable developments.
- No onward chain, making this an ideal purchase for first-time buyers, downsizers or investors seeking a straightforward move.
- Spacious 541 sq.ft. ground floor apartment with bright open-plan living and a superb connection to the outdoors.
- Private balcony overlooking beautifully landscaped communal gardens, perfect for morning coffee or relaxing after work.
- Contemporary fitted kitchen with integrated appliances, generous worktop space and ample storage for modern living.
- Secure allocated undercroft parking with remote-controlled gated access, providing convenience, security and peace of mind.
- Walking distance to Reading station, shops, restaurants and leisure facilities, with excellent road links via the A33 and M4.
- Excellent investment opportunity, offering strong rental appeal close to Reading town centre, Green Park and the mainline station.
- Beautiful riverside setting with access to landscaped gardens and scenic walks along the River Kennet.
- Secure gated development with video entry system, lift access and allocated undercroft parking.

Communal Entrance

The development is accessed via a secure entry system leading into a well-presented communal entrance hall, reflecting the high standards maintained throughout Riverside. Clean, modern and welcoming, the building benefits from lift access and provides a reassuring first impression for both residents and visitors alike.

Living Room

20' 9" x 20' 2" (6.32m x 6.15m)

The generous dual-purpose living room has been designed with modern lifestyles in mind, offering ample space to relax, entertain or work from home. Floor-to-ceiling glazing floods the room with natural light throughout the day, whilst the direct access to the private balcony creates a seamless connection between the indoor living space and the beautifully maintained communal gardens beyond.

Kitchen / diner

The contemporary kitchen has been carefully integrated into the living space without compromising functionality. Finished with a stylish range of high-gloss eye and base level units, it incorporates integrated appliances, generous work surfaces and excellent storage, making it equally suited to everyday cooking or entertaining friends and family.

Bedroom

11' 9" x 9' 8" (3.58m x 2.95m)

The spacious double bedroom provides a peaceful retreat, comfortably accommodating a king-size bed alongside additional furniture. Large windows overlook the attractive communal gardens, creating a bright yet tranquil atmosphere, whilst fitted wardrobes provide excellent built-in storage without compromising the sense of space.





Bathroom

8' 9" x 7' 5" (2.67m x 2.26m)

Beautifully appointed with a modern white suite, the bathroom has been finished to a high standard with contemporary tiling, a panel-enclosed bath with shower over, vanity wash hand basin with storage beneath, concealed cistern WC and heated towel rail, creating a stylish and practical space to begin and end each day.

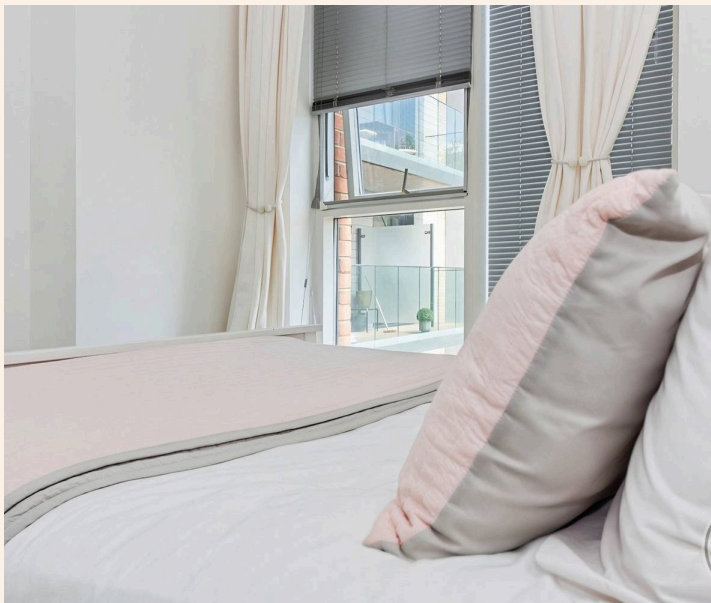
Balcony

One of the apartment's standout features is the private balcony, offering the perfect place to enjoy a morning coffee, unwind with a book or simply appreciate the peaceful surroundings. Overlooking the landscaped communal gardens with glimpses towards the River Kennet, it provides a rare sense of tranquillity for such a central Reading location.

Secure gated

1 Parking Space

The property benefits from a secure allocated undercroft parking space, accessed via remote-controlled electric gates, providing both convenience and peace of mind. The gated parking area offers protected off-road parking, with secure internal access to the building for residents.





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | 87 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |