NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Balmore Park
Caversham, Reading, Berkshire RG4 8PY

£1,400 Per Calendar Month

NEA LETTINGS: A superbly presented, 1st floor, purpose built two double bedroom apartment. Located in the leafy Balmore Park area of Caversham, within easy reach of the shops, restaurants and bars of Caversham centre, it is also within walking distance of Reading mainline railway station and its high speed commuter trains in to London Paddington. It has its own private parking area for residents and visitors and there is a communal garden. The apartments comprises of entrance hall, modern kitchen and bathroom, spacious living room with dining area and two double bedrooms. The property is double glazed and has electric heating. EPC Rating C.

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
- Balmore Park, Caversham
- 1st floor flat
- Two double bedrooms
- Unfurnished
- Communal garden and woods views
- Off road parking for one car plus visitor parking
- Council tax band D
- EPC rating C
- Available 29th July

Communal entrance
A good sized communal entrance with stairs to the first floor.

Hallway
A good sized hallway with a storage cupboard, cupboard housing the hot water cylinder, entry phone system and doors to:

Bedroom one
14'9" x 9'3" (4.50 x 2.84)
A light and airy carpeted room with a double glazed window over looking the communal garden.

Bedroom two
11'11 x 7'11 (3.63m x 2.41m)
Offering views over the communal garden is this light and airy carpeted bedroom.

Shower room
7'7 x 6'0 (2.31m x 1.83m)
A modern and stylish shower room that comprises of a large shower with wall mounted fittings, wash hand basin, WC, tiled walls, extractor and a heated towel rail.

Living room
15'2 x 13'9 (4.62m x 4.19m)
A good size carpeted, dual aspect room with sliding doors to the 'Juliet balcony' and views over the communal gardens.

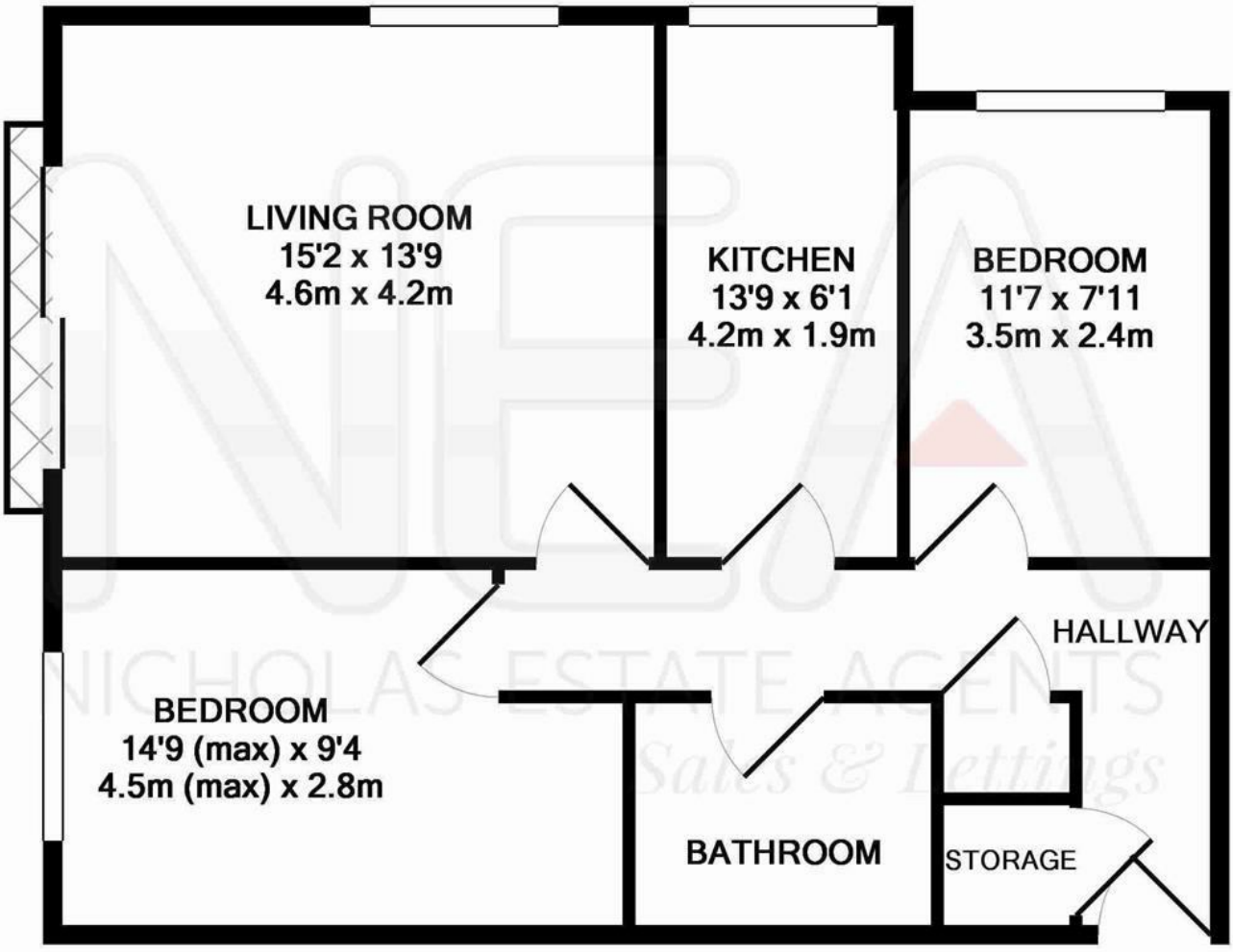
Kitchen
13'9 x 6'1 (4.19m x 1.85m)



A modern and stylish kitchen with ample wall and base units with an inset sink and drainer. Appliances include a four ring hob with extractor, electric oven, fridge freezer, washing machine and dishwasher.

Juliet balcony

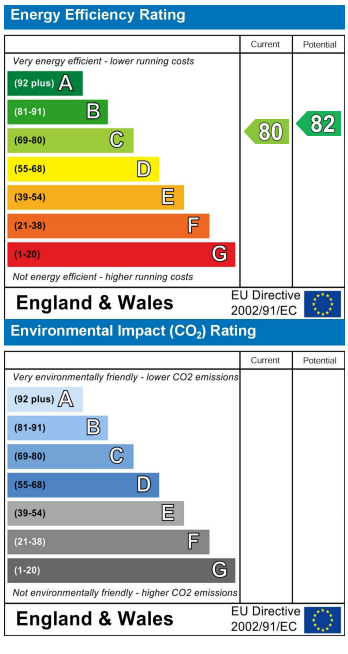
Communal gardens
Attractive communal grounds surrounded by woodland.



TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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