

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BEECH COURT, BALMORE PARK CAVERSHAM, READING, RG4 8PY**

**£210,000**

A top floor two bedroom apartment set in a favoured position within well maintained, established grounds adjacent to Balmore Park. Ideally situated only a 10 minute walk to Caversham centre and just over 1 mile to Reading Station. Includes allocated & visitor parking space. Ideal for the first time or investment purchase. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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**SITUATION**

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

**ENTRANCE**

Security communal entrance and staircase to top floor, personal front door to

**L SHAPED RECEPTION HALL**

With electric night storage heater, built in cloaks cupboard, further built in airing cupboard housing hot water tank with shelving

**LIVING/DINING ROOM**

With rear aspect double glazed window, two electric night storage heaters

**KITCHEN**

Comprising single drainer sink unit with cupboards under, further base and eye level units with work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven, plumbing for washing, appliance space for fridge/freezer, extractor fan

**BEDROOM ONE**

With rear aspect double glazed window, slimline electric heater, fitted twin double wardrobes

**BEDROOM TWO**

Front aspect double glazed window, slimline electric heater

**BATHROOM**

Comprising panelled bath with independent shower and glass deflector, wash hand basin, W.C., tiled surrounds, warm air heater, access to loft space, extractor

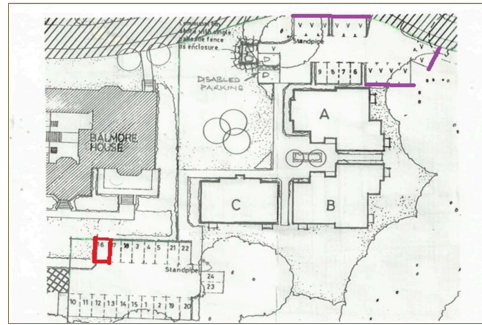
**COMMUNAL GROUNDS**

Well maintained established and secluded communal grounds tended under the maintenance agreement with allocated parking space and further visitors parking



**PARKING PLAN**

Allocated parking can be found to the rear of the three apartment blocks - Space number 16. There are also further visitor and disability spaces to parking area in front of neighbouring Larch Court

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road and turn left into Newlands Avenue, follow this road into Balmore Park where Beech Court will be found on the left hand side

**TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 93 years

Service Charge - £1,827.78 per annum

Ground Rent - N/A

**NOTE**

These photographs have been digitally enhanced

**APPROXIMATE MONTHLY RENTAL**

£1,350

**SCHOOL CATCHMENT**

The Hill Primary School

Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band D

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

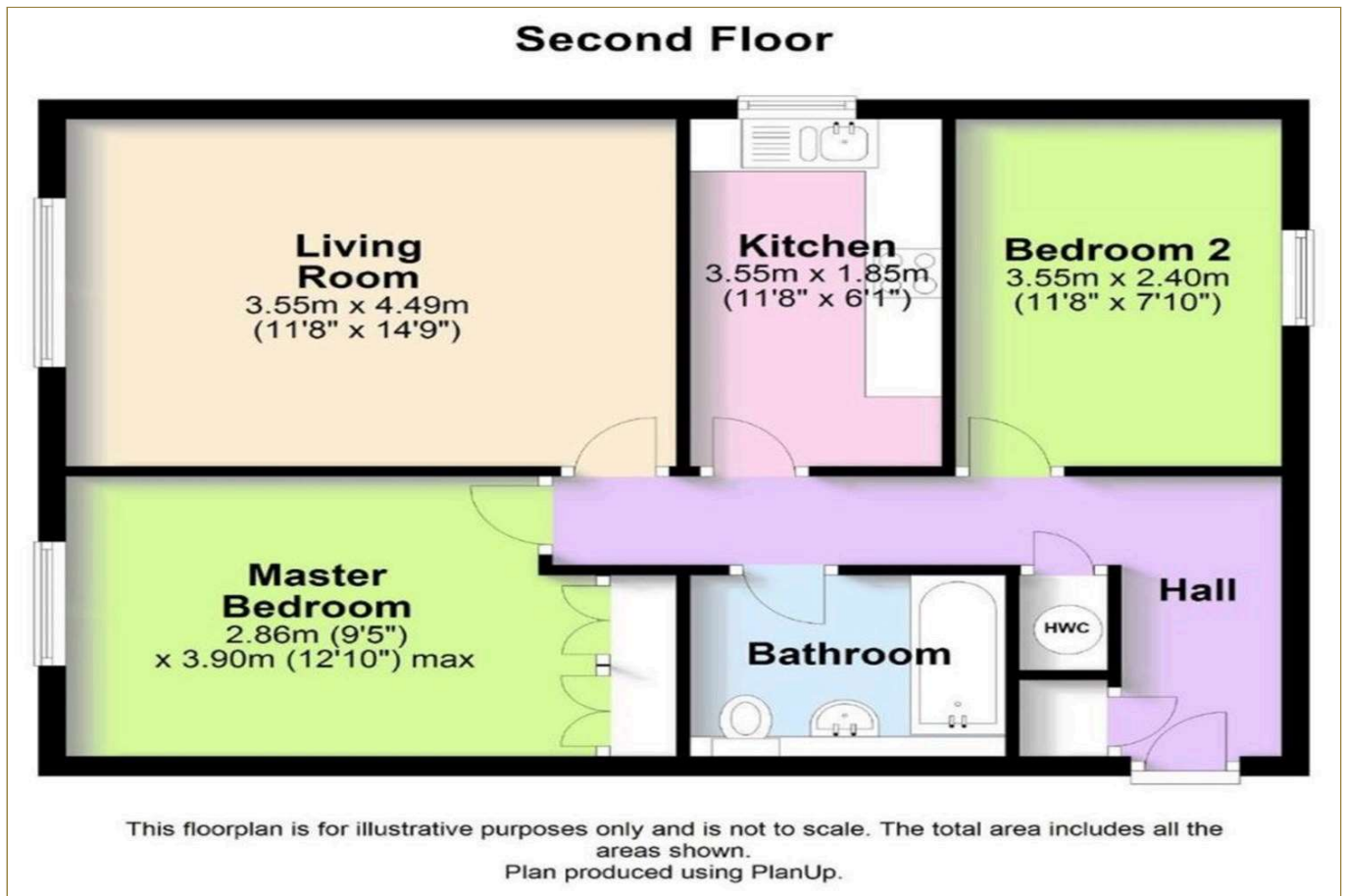
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2090-0692-0622-0002-3203>

**FLOOR PLAN**

These floor plans are for guidance purposes only and are not to scale



**LOCATION**

This image is for indicative purposes and cannot be relied upon as wholly correct

