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61 Bolton Drive, Shinfield  
£200,000



## 61 Bolton Drive

Shinfield, Reading

Bright, modern one bedroom ground floor apartment with open plan living, French doors to a private balcony and allocated parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious one bedroom apartment with well-balanced open plan layout
- Bright dual aspect living area with French doors opening onto a private balcony, further Juliet balcony
- Modern fitted kitchen with integrated appliances and ample worktop space
- Defined dining area ideal for entertaining and everyday living
- Well-proportioned double bedroom with built-in wardrobes
- Contemporary bathroom with clean, neutral finishes
- Private balcony offering outdoor space and pleasant outlook
- Allocated parking space for convenient and secure parking
- Two useful internal storage cupboards off the entrance hall
- Well-presented throughout, ready to move straight into

## Hallway

A welcoming entrance hall sets the tone for the apartment, offering a bright and well-kept first impression. With doors leading to all principal rooms and the benefit of a useful storage cupboards, it provides both practicality and a natural flow through the home.

## Storage Cupboard

Particularly useful are two large internal storage cupboards accessed from the hallway, ideal for keeping everyday essentials neatly out of sight.

## Open Plan Kitchen/Living Room

22' 7" x 16' 5" (6.88m x 5.00m)

## Living Area

A bright and comfortable living area, designed for everyday relaxation. French doors open directly onto the balcony, allowing natural light to pour in and creating a seamless connection between indoor and outdoor space.

## Dining Area

Positioned between the living space and kitchen, the dining area offers a defined yet sociable space for entertaining, with ample room for a table and chairs. Its open plan layout makes it ideal for both hosting and day-to-day living.

## Kitchen

The kitchen is arranged in a practical U-shape design, with units to three walls, fitted with a range of modern units, generous worktop space and integrated appliances. Clean lines and a contemporary finish ensure it complements the living space while remaining highly functional.





### Bedroom

14' 5" x 9' 5" (4.39m x 2.87m)

A well-proportioned double bedroom, thoughtfully presented and offering a calm and comfortable space. The room benefits from built-in wardrobes, providing excellent storage while maintaining a clean and uncluttered feel. A large window allows for plenty of natural light, enhancing the sense of space.

### Bathroom

6' 9" x 6' 7" (2.07m x 2.01m)

A modern bathroom fitted with a contemporary suite including a panel enclosed bath with shower over, wash hand basin and WC, finished with neutral tiling for a clean and low-maintenance feel.

### Balcony

A private balcony providing a pleasant outdoor retreat, ideal for a morning coffee or evening unwind, with space for seating and outlook across the surrounding development.

### ALLOCATED PARKING

1 Parking Space

An allocated parking space within a private residents' car park, with additional visitor parking available, along with access to both a bin store and bike store. An external tap is also available, adding further practicality.



