

Flat 5, Beech Court Balmore Park, Caversham,
Reading, RG4 8PY

£289,950 Leasehold

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Walmsley Estate Agency are pleased to offer to the market this superb modern first floor apartment, situated in an idyllic location, backing onto woodland in a highly regarded location, close to Balmore recreation park; with its open space and elevated views of Caversham. The accommodation comprises: - entrance hall, dual aspect sitting/dining room with Juliet balcony and sliding door overlooking the communal grounds, a modern high gloss kitchen with integrated hob and oven, two good sized bedrooms and a refitted contemporary shower room. The property enjoys a leafy setting with attractive landscaped gardens and allocated parking space.

Beech Court is superbly located within walking distance of Caversham town centre with its vast range of shops and services, as well as doctors' surgery and dental practice. The river Thames and Reading mainline station (with its direct line to London Paddington) are also within walking distance. Viewing highly recommended. EPC rating C. Council tax band D.

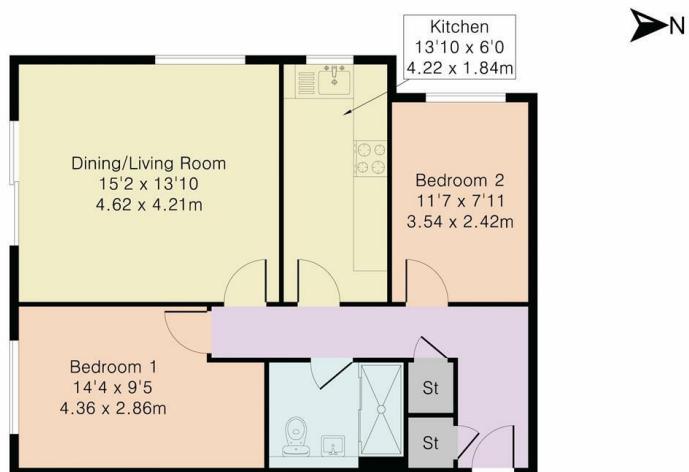
Length of lease - 125 years from new, currently 95 years remaining.





Floor Plan

Approximate Gross Internal Area 678 sq ft – 63 sq m



 PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.