



Newlands Avenue, Caversham, Reading, RG4 8NS

£325,000

Walmsley

Newlands Avenue, Caversham, Reading, RG4 8NS

Rarely available, impressive, ground floor, two double bed roomed apartment forming part of historic grade 2 listed building. Benefits from own entrance and extremely spacious 20ft bay window lounge. set within attractive, well-tended communal grounds and offers direct, private access to Balmore Park. The impressive accommodation comprises entrance hallway, a fabulous bay-fronted 20'5 x 19'8 living/dining reception room, a modern high gloss separately approached kitchen with integrated hob and oven, a refitted modern shower room and two double bedrooms. Further benefits of this property include gas central heating, and a large parking area for residents and guests. EPC rating - E. Council Tax Band - D.

Balmore House is situated within striking distance of both Caversham and Reading centres and the mainline train station. Balmore recreational park adjoins the development and enjoys open space and elevated views over Caversham. Viewing recommended. No onward chain.

* Lease length: 999 years from 2 January 2014, approximately 991 years remaining, expires January 3013

* Ground Rent - Nil

* Service Charge £1232pa

* EPC rating E

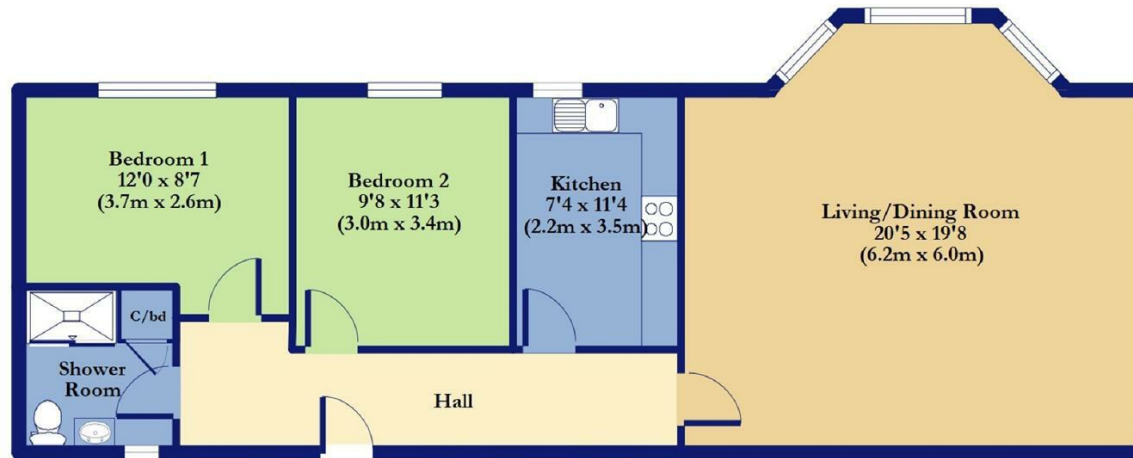
Tenure - Leasehold





- Walking Distance to Caversham
- Private Entrance
- Attractive Surroundings
- Refitted Kitchen and Bathroom
- Large Reception Room
- Two Double Bedrooms
- EPC Rating - E
- Council Tax Band - D

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Ground Floor

Balmore House

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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9-11 Bridge Street, Caversham, Reading, RG4 8AA
 Email: enquiries@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

