

Calbourne Drive, Calcot, Reading, Berkshire. RG31.



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Calbourne Drive, Calcot, Reading, Berkshire.  
RG31.

£240,000 Leasehold

Arins Property Services are thrilled to present this superb two-bedroom first-floor flat, tucked away in a peaceful close in Calcot, just a short stroll from the beautiful Linear Park.

Spacious, stylish, and filled with natural light, this well-maintained home offers standout value for first-time buyers or investors seeking strong rental potential. The bright lounge opens onto a private balcony, ideal for morning coffee or evening wind-downs. A separate dining room doubles perfectly as a home office, while the modern kitchen provides generous worktop and storage space for daily ease.

Both double bedrooms include built-in wardrobes, and the sleek bathroom was fully renovated in 2022. All windows and the sliding balcony door were upgraded in 2021 with high-quality double glazing.

With low service charges and a share of the freehold, the long-term benefits are clear. Add in two allocated parking spaces, a quiet, well-kept setting, and easy access to transport links, shops, and green spaces, this one ticks all the boxes.

A must-see opportunity for smart buyers!

- Two Bedrooms
- First Floor Apartment
- Balcony
- Two Allocated Parking Spaces
- Renovated Bathroom
- Low lease charges
- Walking distance to Linear Park
- Long Lease

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Property Description

Second Floor

Living Room

16' 8" x 11' 3" (5.08m x 3.43m)

Dining Room

10' 3" x 8' 2" (3.12m x 2.49m)

Kitchen

10' 3" x 8' 3" (3.12m x 2.51m)

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)

Bedroom Two

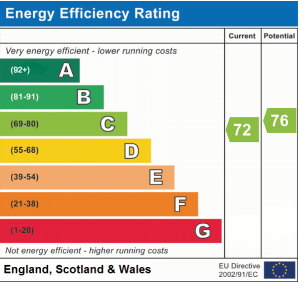
12' 1" x 7' 1" (3.68m x 2.16m)

Bathroom

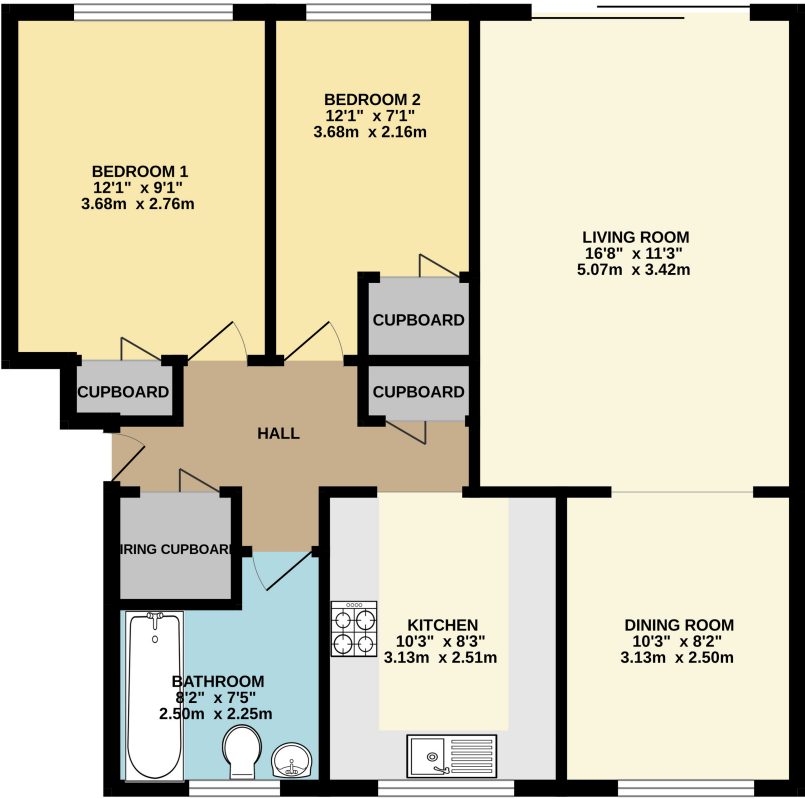
8' 2" x 7' 5" (2.49m x 2.26m)

Council Tax Band

C



1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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