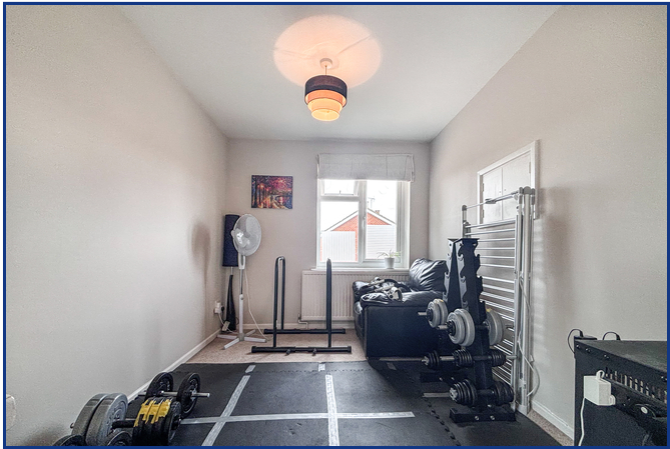


Calbourne Drive, Calcot, Reading, Berkshire. RG31.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



Calbourne Drive, Calcot, Reading, Berkshire.
RG31.

£250,000 Leasehold

Arins property services are delighted to present this two bedroom flat in a peaceful close in Calcot, just a short walk from the scenic Linear Park. This generously proportioned two-bedroom first floor flat offers comfortable and well-appointed living throughout. Internally, the property boasts a spacious layout featuring a bright and airy lounge with double doors leading out to a private balcony perfect for relaxing or entertaining. A separate dining room provides an ideal space for meals or working from home, while the modern kitchen offers ample worktop and storage space, catering perfectly to everyday living. Both double bedrooms come complete with built-in wardrobes, offering excellent storage, and the bathroom was renovated in 2022, giving it a fresh, contemporary feel. Additional benefits include low service charge details as a result of owning a share of the freehold for the building, for further details on this please contact the office to discuss further, additionally the property has two allocated parking spaces and a quiet, well-maintained setting close to local amenities, transport links, and green open spaces. Ideal for first-time buyers, downsizers, or investors.

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

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.

Please
recycle
me



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

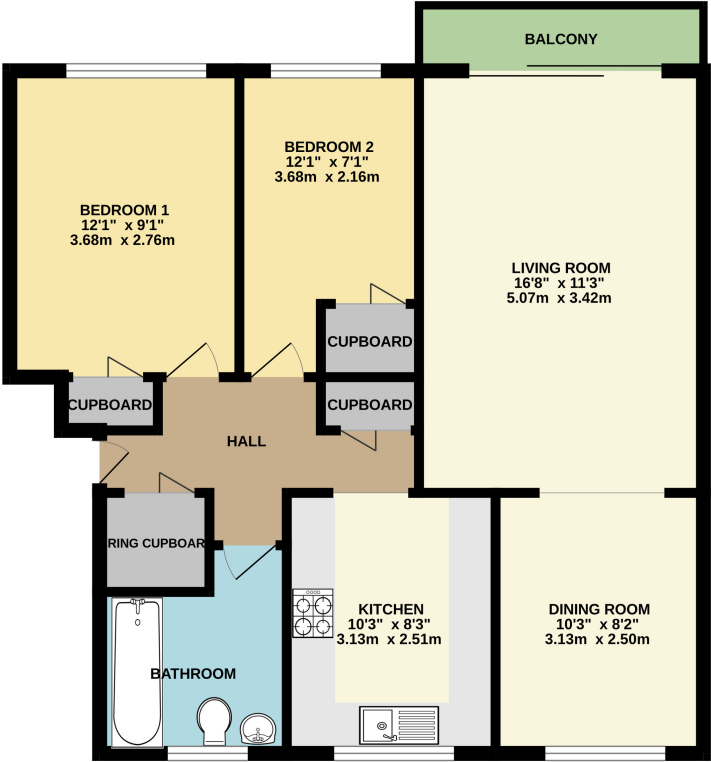
Calbourne Drive, Calcot, Reading, Berkshire. RG31.



Have you visited our website for our latest property listings?
www.arins.co.uk



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 herein, 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.
Made with Mapbox 2/20/20

Property Description

Council Tax Band

C

