



Bespoke Flat 4, 1 Moor Close, Spencers Wood
ESTATE AGENTS £270,000



Flat 4

1 Moor Close, Reading

Immaculate 2-bed apartment in serene Croft Gardens, Spencers Wood. Open-plan living with modern kitchen, private balcony, principal bedroom with Juliet balcony and en-suite, and versatile second double bedroom. Allocated parking, visitor spaces, and excellent access to M4 and Reading town centre. Ideal for first-time buyers or professionals.

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculate first-floor apartment in a peaceful position on Croft Gardens, Spencers Wood
- Beautifully maintained and presented throughout - looks and feels like new
- Bright open-plan living space with clear definition between areas
- Stylish kitchen with integrated appliances and space for dining
- Plush carpeted living area opening to a private balcony with lovely open views
- Spacious principal bedroom with Juliet balcony and contemporary en-suite
- Versatile second double bedroom - ideal for guests or a home office
- Modern main bathroom finished in soft neutral tones
- Allocated residents' parking to the rear, plus nearby visitor lay-bys
- Excellent location for commuters - just minutes from J11 of the M4 and Reading town centre

Hallway

A bright and welcoming entrance hall that sets the tone for the rest of the apartment. Neatly finished in neutral tones, it offers two useful built-in storage cupboards and direct access to all rooms. The space feels open and well kept, ideal for coats, shoes, and everyday essentials, a practical and tidy start to the home.

Living Room

13' 7" x 24' 0" (4.15m x 7.32m)

A beautifully presented living space defined by soft neutral décor and plush carpeting that sets it apart from the adjoining kitchen area. The layout creates a natural sense of comfort, ideal for relaxing or entertaining. French doors open directly onto the private balcony, filling the room with natural light and offering lovely open views to the front, the perfect spot for a morning coffee or evening unwind.

Kitchen Dining Area

Sleek, modern, and effortlessly practical, the kitchen features a stylish range of glossy grey cabinets complemented by light worktops and vinyl flooring that clearly defines the space from the adjoining living area. A full suite of integrated appliances includes an oven, hob, extractor, washing machine, full size dishwasher and fridge freezer, making it ideal for contemporary living. The window brings in plenty of natural light, while the layout easily accommodates a dining table, creating the perfect setting for everyday meals or relaxed entertaining.

Bedroom 1

10' 11" x 13' 1" (3.33m x 4.00m)

A calm and inviting main bedroom with soft tones and a stylish feature wall that adds warmth and personality. The space feels bright and airy, enhanced by plush carpeting underfoot and French doors opening to a Juliet balcony with a pleasant outlook to the front. It's an ideal retreat at the end of the day, with plenty of space for wardrobes and drawers, creating a perfect blend of comfort and practicality.



En-suite

4' 8" x 5' 11" (1.41m x 1.81m)

Neatly designed and finished in contemporary neutral tones, the en-suite offers a sleek shower enclosure, wash basin, and WC, all complemented by stylish wall tiling and chrome fittings. A practical and private addition to the main bedroom, creating a comfortable start and end to the day.

Bedroom 2

8' 3" x 13' 0" (2.51m x 3.96m)

A versatile second bedroom finished in soft neutral tones with a feature wall adding a touch of style. The room comfortably fits a double bed, making it ideal as a guest room, home office, or dressing space. A large window draws in natural light and offers a pleasant outlook, maintaining the bright and welcoming feel found throughout the apartment.

Bathroom

5' 7" x 7' 9" (1.70m x 2.36m)

Beautifully finished in soft neutral tones, the main bathroom features a modern three-piece suite with a bath and overhead shower, glass screen, pedestal basin, and WC. Contemporary wall and vinyl floor tiling create a clean, polished look, while the window adds natural light and ventilation. A calm and practical space designed for easy everyday living.

Balcony

The private balcony is a standout feature, accessed through French doors from the living area. With space for a bistro table and chairs, it's ideal for enjoying morning sunshine or unwinding in the evening. Overlooking greenery and quiet surroundings to the front, it adds a rare sense of calm and outdoor connection to apartment living.





ALLOCATED PARKING

1 Parking Space

The property benefits from an allocated residents' parking space located to the rear of the building, providing convenience and peace of mind. In addition, there is further lay-by parking close by, offering easy options for visitors and guests.





Floor Plan
Floor area 68.2 sq.m. (734 sq.ft.)

Total floor area: 68.2 sq.m. (734 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io