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Bespoke

ESTATE AGENTS



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101 Bolton Drive, Shinfield
£230,000



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Shinfield, Reading

Stylish one bedroom apartment within Shinfield Meadows, featuring a bright living room with private balcony, modern kitchen with integrated appliances, double bedroom, contemporary bathroom, and allocated parking with visitor spaces.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern one bedroom apartment set within the popular Shinfield Meadows development
- Bright and well proportioned living room with direct access to a private balcony
- Contemporary kitchen with integrated appliances and rear facing window
- Double bedroom positioned to the front aspect with space for freestanding wardrobes
- Modern bathroom with bath and shower over, glazed screen, and neutral finishes
- Light and airy accommodation finished in a clean, neutral style throughout
- Private balcony providing valuable outdoor space
- Allocated parking space located directly to the rear of the building
- Additional visitor parking available to the rear for guests
- Convenient location with good access to Reading, transport links, and local amenities

Entrance Hall

A welcoming entrance hall providing access to all rooms within the apartment. There is space for coats and shoes, along with built in storage cupboards that help keep the living space clutter free. The layout gives a good sense of separation between the living, bath and sleeping areas.

Living Room

11' 5" x 15' 0" (3.49m x 4.58m)

A bright and well proportioned living room that forms the heart of the apartment. The space comfortably accommodates both seating and dining areas, making it ideal for everyday living and entertaining. Full height glazed doors open directly onto the balcony, allowing natural light to flood the room and enhancing the sense of space throughout. The neutral décor and light flooring create a clean, modern feel, while the layout offers excellent flexibility for furniture placement. A calm and inviting room that works just as well for quiet evenings as it does for hosting friends.

Kitchen

7' 9" x 10' 2" (2.35m x 3.09m)

A modern, well appointed kitchen positioned just off the living room and enjoying a rear facing window that provides natural light and ventilation. The kitchen is fitted with a range of contemporary units offering excellent storage, complemented by generous worktop space. Integrated appliances create a streamlined finish, while the practical layout works well for both everyday use and entertaining. Finished in neutral tones, this is a smart and functional space that feels bright, tidy, and easy to live with.





Bedroom

9' 10" x 12' 6" (3.00m x 3.80m)

A well proportioned double bedroom positioned to the front of the apartment, enjoying good natural light and a pleasant outlook. The room offers ample space for a double bed and additional bedroom furniture, with space for freestanding wardrobes. Finished in neutral tones, it provides a calm and comfortable setting with flexibility for different layouts or personal styling.

Bathroom

6' 6" x 7' 2" (1.97m x 2.19m)

A modern bathroom fitted with a white suite comprising a panelled bath with shower over and glazed screen, wash hand basin, and WC. The room is finished with neutral tiling and complemented by a large wall mounted mirror that enhances the sense of space and light. A heated towel rail complete a well laid out and easy to maintain bathroom.

Balcony

Accessed directly from the living room, the private balcony provides a useful outdoor space ideal for morning coffee or evening relaxation. It offers room for small seating and plants, extending the living accommodation and enhancing the overall lifestyle appeal of the apartment.

ALLOCATED PARKING

1 Parking Space

The property benefits from an allocated parking space located directly to the rear of the building, providing convenient and secure parking. Additional visitor parking spaces are also available to the rear for guests.







