



Bespoke

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ESTATE AGENTS

61 Bolton Drive, Shinfield
£230,000



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Shinfield, Reading

Bright, modern one bedroom ground floor apartment with open plan living, French doors to a private balcony and allocated parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious one bedroom apartment with well-balanced open plan layout
- Bright dual aspect living area with French doors opening onto a private balcony
- Modern fitted kitchen with integrated appliances and ample worktop space
- Defined dining area ideal for entertaining and everyday living
- Well-proportioned double bedroom with built-in wardrobes
- Contemporary bathroom with clean, neutral finishes
- Private balcony offering outdoor space and pleasant outlook
- Allocated parking space for convenient and secure parking
- Two useful internal storage cupboards off the entrance hall
- Well-presented throughout, ready to move straight into

Be

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Hallway

A welcoming entrance hall sets the tone for the apartment, offering a bright and well-kept first impression. With doors leading to all principal rooms and the benefit of a useful storage cupboards, it provides both practicality and a natural flow through the home.

Storage Cupboard

Particularly useful, are two internal storage cupboards accessed from the hallway, ideal for keeping everyday essentials neatly out of sight.

Open Plan Kitchen/Living Room

22' 7" x 16' 5" (6.88m x 5.00m)

Living Area

A bright and comfortable living area, designed for everyday relaxation. French doors open directly onto the balcony, allowing natural light to pour in and creating a seamless connection between indoor and outdoor space.

Dining Area

Positioned between the living space and kitchen, the dining area offers a defined yet sociable space for entertaining, with ample room for a table and chairs. Its open plan layout makes it ideal for both hosting and day-to-day living.

Kitchen

The kitchen is arranged in a practical U-Shape design with units to three walls, fitted with a range of modern units, generous worktop space and integrated appliances. Clean lines and a contemporary finish ensure it complements the living space while remaining highly functional.

Bedroom

14' 5" x 9' 5" (4.39m x 2.87m)

A well-proportioned double bedroom, thoughtfully presented and offering a calm and comfortable space. The room benefits from built-in wardrobes, providing excellent storage while maintaining a clean and uncluttered feel. A large window allows for plenty of natural light, enhancing the sense of space.





Bathroom

6' 9" x 6' 7" (2.07m x 2.01m)

A modern bathroom fitted with a contemporary suite including a panel enclosed bath with shower over, wash hand basin and WC, finished with neutral tiling for a clean and low-maintenance feel.

Balcony

A private balcony providing a pleasant outdoor retreat, ideal for a morning coffee or evening unwind, with space for seating and outlook across the surrounding development.

ALLOCATED PARKING

1 Parking Space

An allocated parking space within a private residents' car park, with additional visitor parking available, along with access to both a bin store and bike store. An external tap is also available, adding further practicality.

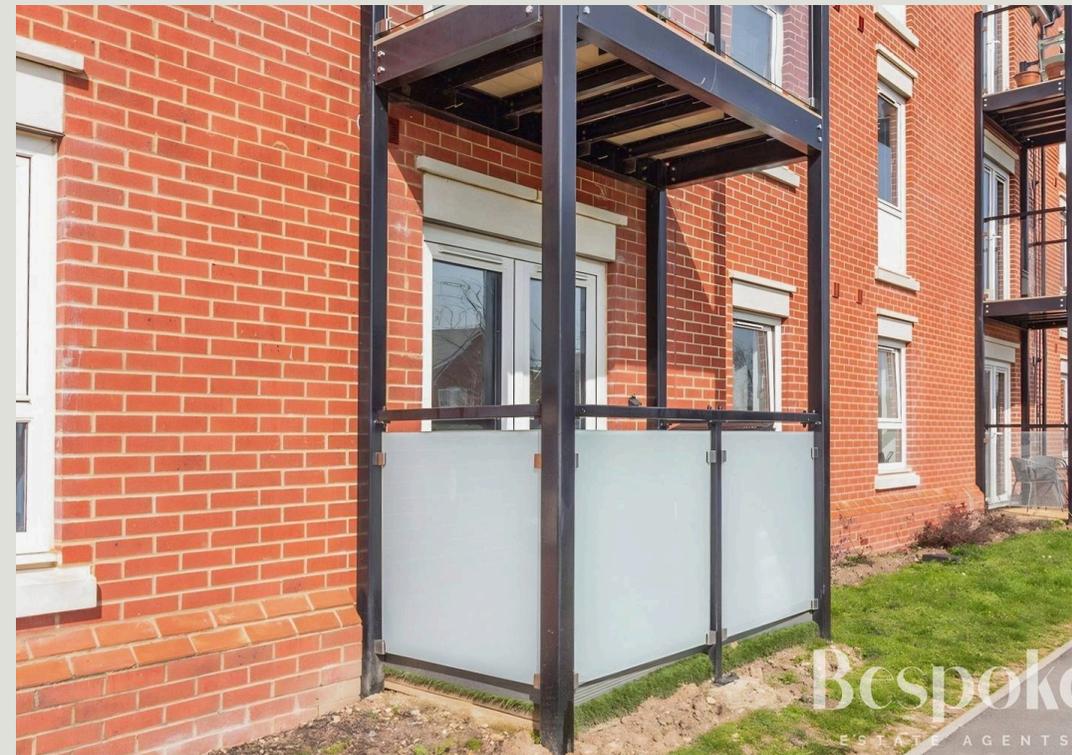








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Floor Plan
Floor area 54.8 sq.m. (590 sq.ft.)

Total floor area: 54.8 sq.m. (590 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