



Bespoke

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ESTATE AGENTS

59 Bolton Drive, Shinfield  
£220,000



## 59 Bolton Drive

Shinfield, Reading

Stylish one-bedroom apartment in sought-after Shinfield Meadows, featuring bright dual-aspect living space, twin Juliette balconies, modern kitchen, allocated parking and excellent access to Reading, Green Park Station and the M4, surrounded by open countryside.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Prestigious Shinfield Meadows development
- Stylish one bedroom modern apartment
- Spacious open-plan living with stunning dual-aspect living area
- Twin Juliette balconies bringing in natural light
- Generous double bedroom with fitted wardrobes
- Modern bathroom suite with shower over bath
- Spacious 580 sq ft of modern living space
- Allocated parking plus communal bike store
- Excellent links to Reading, M4 and Green Park Station
- Two large internal storage cupboards in welcoming entrance hall

### Communal Entrance

Secure communal entrance accessed via intercom entry system, with well-kept shared hallways and doors leading to all apartments.

### Entrance Hall

A welcoming entrance hall providing access to all principal rooms. Two large built-in storage cupboards offer excellent practicality, ideal for coats, household items and additional everyday storage. Neutral décor and quality flooring continue through to the main living space.

### Living Room

23' 0" x 16' 5" (7.01m x 5.00m)

A bright and spacious reception area forming part of the impressive open-plan layout. There is ample room for sofas and media furniture, creating a comfortable everyday living space with natural light and an attractive outlook. A versatile room ideal for relaxing or entertaining.

### Kitchen / diner

The kitchen is fitted with a modern range of wall and base units with complementary work surfaces, inset sink, integrated oven and hob, integrated washing machine and full size dishwasher and excellent storage. Open to the dining area, there is comfortable space for a table and chairs, making it perfect for both everyday meals and hosting guests. A stylish and sociable layout suited to modern living.

### Bedroom

17' 9" x 9' 6" (5.41m x 2.90m)

A generously proportioned double bedroom measuring over 17ft in length, offering plenty of room for a large bed and additional furniture. A bright and calming room with fitted wardrobes/storage, creating an excellent principal bedroom with both comfort and practicality.





### Bathroom

7' 3" x 6' 7" (2.21m x 2.01m)

Well-appointed bathroom fitted with a modern white suite comprising panel enclosed bath with shower over, wash hand basin and WC. Finished in a clean contemporary style with tiled surrounds and useful storage space.

### Communal Garden

The apartment forms part of a modern and attractive development with maintained communal areas. Residents benefit from allocated parking and visitor parking areas, together with convenient access to local amenities, transport links and surrounding green spaces.

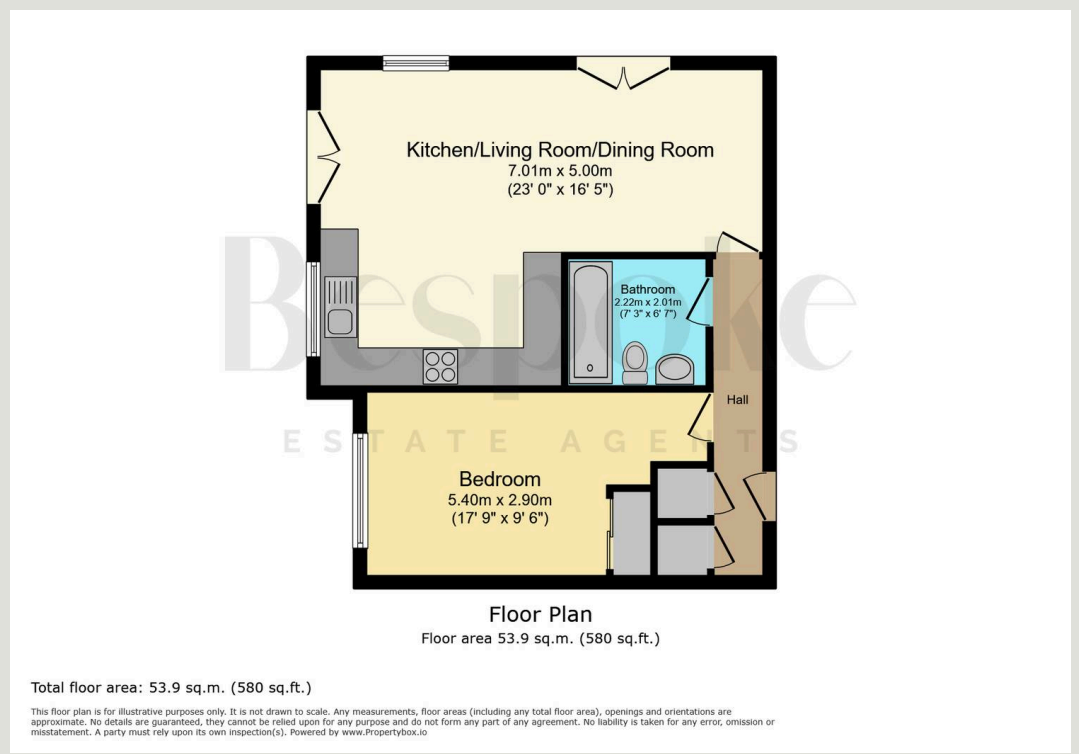
### ALLOCATED PARKING

1 Parking Space

Allocated resident parking space, ample visitor parking for guests, and secure communal bike storage for added convenience.







Total floor area: 53.9 sq.m. (580 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