



Bespoke

**Bespoke** Flat 2, Osbern Court, Beke Avenue

In Excess of £270,000

ESTATE AGENTS



## Flat 2

Osbern Court, Reading

Spacious two-bedroom, two-bathroom ground floor apartment in Shinfield Meadows with private balcony, modern kitchen, en-suite, two parking spaces, secure entry and excellent access to Reading, Green Park Station and the M4.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious ground floor two-bedroom apartment in sought-after Shinfield Meadows
- Bright dual-aspect living room with French doors to private balcony
- Stylish fitted kitchen with integrated appliances throughout
- Principal bedroom with fitted wardrobes and en-suite shower room
- Modern main bathroom serving bedroom two and guests
- Private balcony, ideal for morning coffee or evening relaxation
- Two allocated parking spaces plus visitor parking
- Secure communal entrance with intercom entry system
- Communal bicycle storage and residents' bin store
- Excellent access to Reading, Green Park Station, M4 and local amenities

### Communal Entrance

Entered via a secure communal entrance with intercom entry system, providing peace of mind and a well-maintained first impression. The building is clean, modern and professionally managed, with access through to the apartment on the ground floor.

### Entrance Hall

A welcoming private hallway offering access to all principal rooms, with useful storage cupboards ideal for coats, shoes and household items. Finished in neutral tones, creating a bright and spacious feel from the moment you step inside.

### Living Room

23' 2" x 12' 3" (7.06m x 3.74m)

A bright and spacious dual-aspect living room, forming the heart of the home and offering excellent natural light throughout the day from windows to the rear and side. There is ample space for both lounge and dining furniture, creating a comfortable setting for relaxing or entertaining. French doors open directly onto the private balcony, providing a seamless connection between indoor and outdoor living.

### Kitchen / Dining Area

Open plan to the living area yet clearly defined, the kitchen is stylishly fitted with a range of contemporary wall and base units with complementary worktops. Integrated appliances include an oven, hob, extractor, dishwasher, washing machine, fridge and freezer, making it ideal for modern day living. Window to side provides ample natural light.

### Bedroom 1

12' 0" x 10' 9" (3.66m x 3.27m)

A generous principal bedroom with excellent proportions, offering space for a large bed and additional furniture. The room benefits from fitted wardrobes and its own en-suite shower room.





### En-Suite

Modern and well-presented, fitted with a shower enclosure, wash hand basin and WC.

### Bedroom 2

12' 1" x 6' 7" (3.68m x 2.00m)

A versatile second bedroom, ideal as a guest room, home office or nursery, offering flexibility to suit a range of lifestyles.

### Bathroom

Stylishly finished and fitted with a bath, wash hand basin and WC, serving both the second bedroom and guests.

### Balcony

Accessed directly from the living room via French doors, the private balcony offers a pleasant outdoor retreat, ideal for morning coffee, evening drinks or simply enjoying some fresh air.

### ALLOCATED PARKING

2 Parking Spaces

The property benefits from two allocated parking spaces, together with visitor parking for guests. Residents also have access to a communal bin store and secure bicycle storage, adding further practicality to everyday living.







