



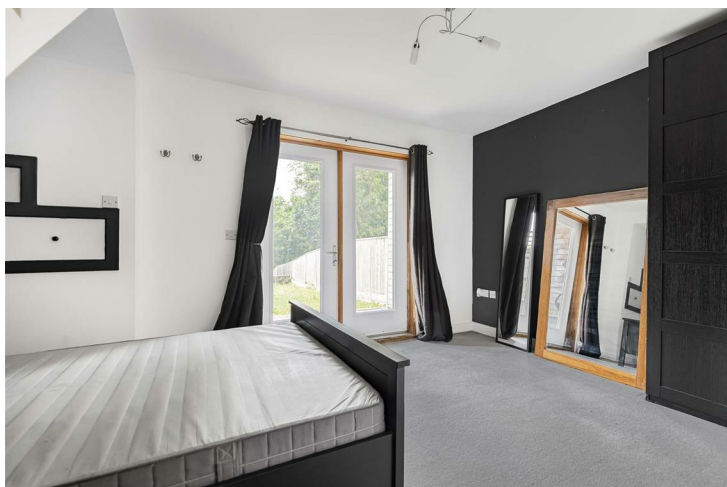
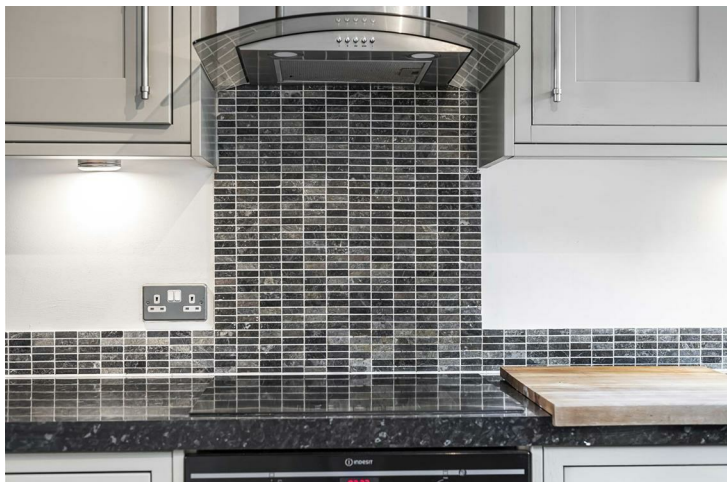
Enjoying a private setting and forming part of a small bespoke eco-styled development by Highfield Developments is this impressive contemporary styled home. Finished with a mix of timber cladding and render under a Sedum roof, the property enjoys far reaching views across the Hemdean valley and has been designed to provide light and airy living accommodation set out over two floors. The open-plan living room opens to a south-westerly facing balcony with glazed panels and a well-equipped kitchen area. Each of the two bedrooms boasts an en suite with the principal suite opening to a recessed covered patio area which is ideal for al fresco dining. Further noteworthy points include a tiered private garden, allocated parking and is the location is ideally positioned for the centre of Caversham.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Eco home by Highfield Developments
- Far reaching views with south facing balcony
- 2 Bedrooms, each with en suite's
- Open-plan living room with well-equipped kitchen
- Private garden: Allocated and shared visitors parking space
- No onward chain





Further details

Council tax band C

Garden

A recessed paved patio is covered by the balcony above and leads to a lawned south-westerly facing garden. At the side of the lawn, a pathway leads to steps down to a further area of lower garden which is paved.

Parking

The property has an allocated parking space directly in front of the property and there are additional communal visitors spaces for shared use. There is also a storage space at the front of the property which is shared with the neighbouring property.

Service charge

There is a service charge of the upkeep and maintenance communal grounds of £552 PA.

Sustainability Features

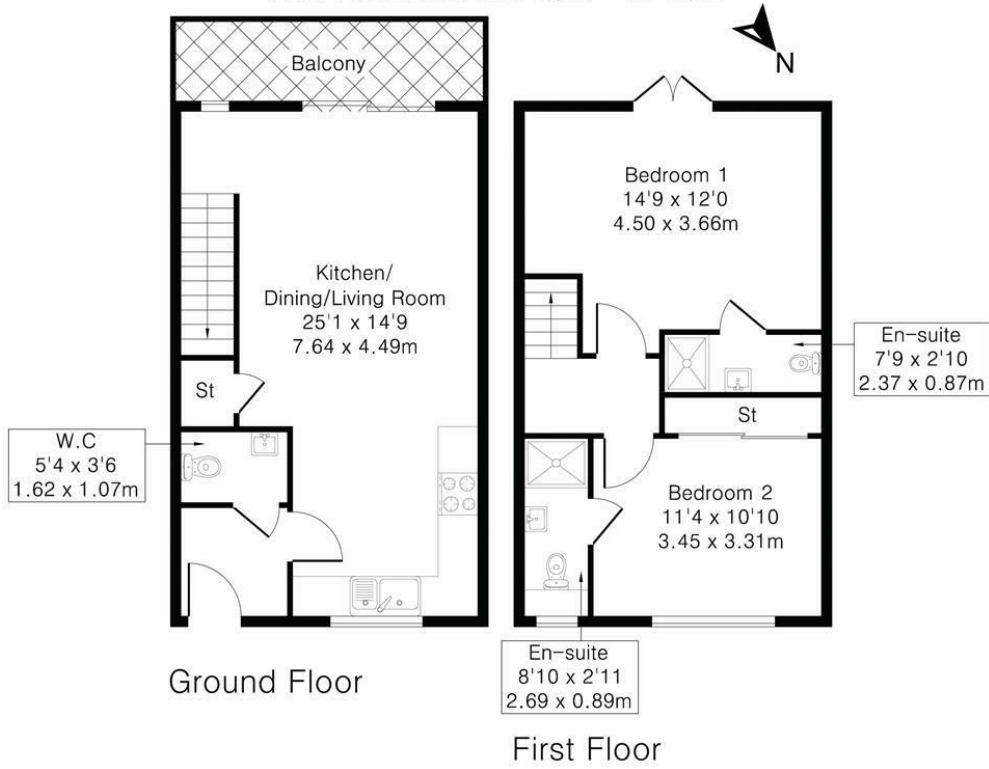
Solar thermal heating

Large windows to maximise solar capture

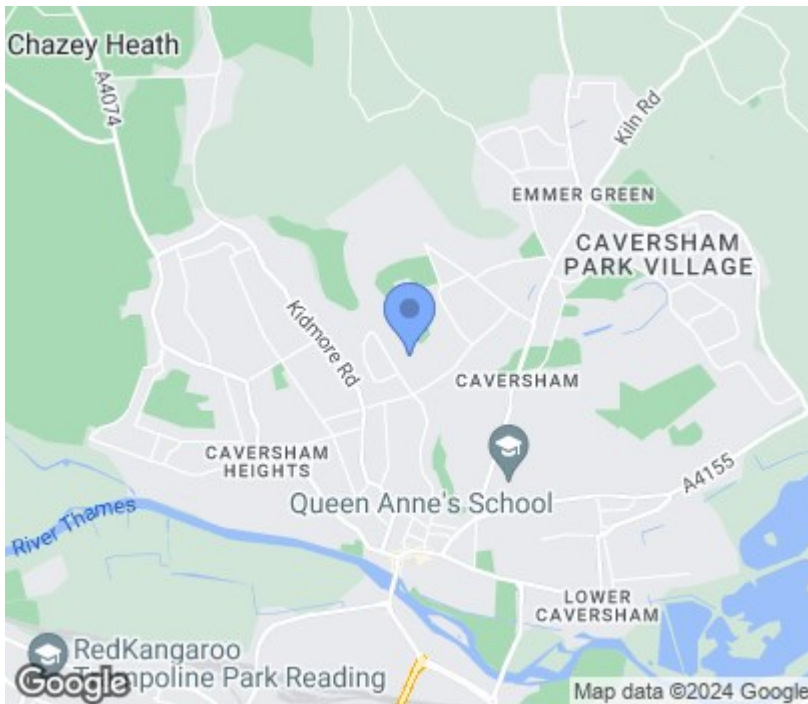
Sedum Roof

Floorplan

Approximate Gross Internal Area 732 sq ft – 68 sq m
 Ground Floor Area 366 sq ft – 34 sq m
 First Floor Area 366 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
 0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.