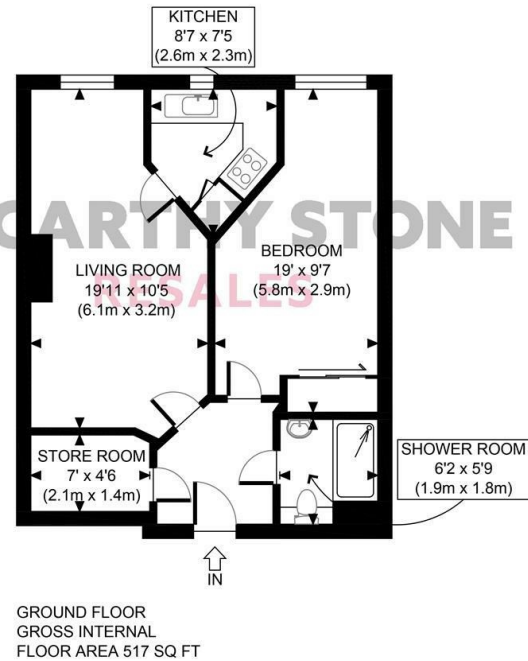


McCARTHY STONE RESALES

6 CRAYSHAW COURT ABBOTSMEAD PLACE, READING, RG4 8EQ



APPROX. GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 SQM	Crayshaw Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 18/01/23
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A beautifully presented and spacious one bedroom ground floor retirement apartment within this sought after development close to all local amenities and river walks.

NO ONWARD CHAIN.

PRICE REDUCTION

ASKING PRICE £220,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ABBOTSMEAD PLACE, CAVERSHAM,

1 BEDROOMS £220,000

SUMMARY

Crayshaw Court was purpose built by McCarthy & Stone for retirement living. The development consists of 54 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall, bedroom and shower room as well as throughout the development.

It is situated in central Caversham, close to shops including Waitrose, Iceland, hair salons, cafes, small restaurants and local amenities including pharmacies, care providers, a major NHS GP practice with health centre.

Caversham occupies the North bank of the River Thames. The riverside promenade is a short walk away and leads to a footbridge to the train station and Reading town centre.

There are frequent trains to London Paddington, Waterloo, Oxford, Gatwick and GWR, Cross Country and forthcoming Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency

call system and controlled access entry phone unit is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, doors lead to the bedroom, living room and shower room.

LIVING ROOM

A beautifully presented and spacious living room with a feature fireplace providing an attractive focal point. Double glazed windows allowing an abundance of natural light. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted modern kitchen with tiled floor. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob with stainless steel extractor hood and integrated fridge/freezer and under pelmet lighting. Tiled splash backs.

BEDROOM

Spacious double bedroom, fitted wardrobes with mirrored sliding doors. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled, fitted with suite comprising of walk in level access shower and glazed screen with thermostatically controlled shower unit and grab rails. Low level WC, vanity unit with wash basin and storage beneath, mirror with light and shaver socket above. Emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Underfloor heating in the apartment
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,202.28 per annum (for financial year ending 31/03/25).

LEASEHOLD

Lease Length: 125 years from June 2012

Ground Rent: £425 per annum

Ground rent review date: June 2027

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

