

# McCARTHY STONE RESALES

## 35 CRAYSHAW COURT ABBOTSMEAD PLACE, READING, RG4 8EQ



Total floor area 67.4 sq.m. (726 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

### COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		78	79
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A beautifully presented bright and spacious two bedroom second floor retirement apartment benefitting from a dual aspect living room within this sought after development close to all local amenities and river walks.

NO ONWARD CHAIN.

## ASKING PRICE £310,000 LEASEHOLD

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

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

# ABBOTSMEAD PLACE, CAVERSHAM, READING

## 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 throughout the development and apartment.

This large apartment features a fully fitted kitchen, spacious double aspect living room, two double bedrooms with built in wardrobes and a bathroom with separate shower cubicle. The development includes a communal homeowners' lounge, a decked terrace and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Crayshaw Court is situated in Caversham, close to the shops in Caversham including Waitrose, hair beauty salons, coffee shops and all the local amenities you would expect including supermarkets and a Post Office.

There are good bus services throughout the local area and the main Reading train station is close by with frequent trains to London Paddington, Bristol and the South West. The town of Caversham spreads across the River Thames floorplain (to the east) and up to the foothills of the Chilterns. The area is broken into distinct suburbs known as Central Caversham (the shopping area and immediate residential surrounds), Caversham Heights which is located on the higher ground to the west, Lower Caversham to the south east and Caversham Park Village to the north east on what was the parkland of Caversham Park.

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

## ENTRANCE HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. The hallway has a built in cupboard/wardrobe providing shelved storage and coat hanging space. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, Doors lead to the bedrooms, living room and bathroom.

## LIVING ROOM

A bright, airy and spacious double aspect living room. 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 kitchen with tiled floor. An excellent range of base and wall units fitted with contrasting worktops and tiled splash backs, stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## BEDROOM ONE

A large double bedroom having a built in double wardrobe with sliding mirrored doors. Ceiling lights, TV and phone point. Double glazed window.

## BEDROOM TWO

Spacious second double bedroom with built-in wardrobe, raised power points and TV point. Double glazed window.

## BATHROOM

Fully tiled and fitted with suite comprising, panel enclosed bath with mixer taps, a separate shower cubicle with glass door. Low level WC, vanity unit with

# 2 BED | £310,000

wash basin and mirror above. Electrically heated towel rail, double glazed window, emergency pull cord and extractor.

## 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

Service Charge: £4,589.52 per annum (for financial year ending 31/03/24).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

Lease 125 Years from June 2012

Ground Rent: £495 per annum

Ground Rent review date: June 2027

## CAR PARKING

Parking is by allocated space subject to availability and the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## ADDITIONAL INFORMATION & SERVICES

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

