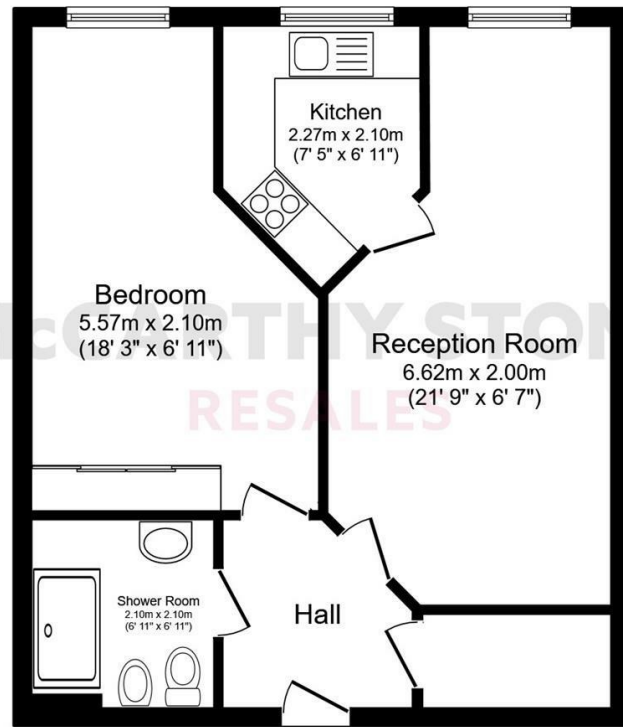


McCARTHY STONE RESALES

28 CRAYSHAW COURT ABBOTSMEAD PLACE, READING, RG4 8EQ



Total floor area 52.3 sq.m. (562 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.

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COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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NO STAMP DUTY TO BE PAID ON THIS PURCHASE.

A beautifully presented one bedroom, first floor retirement apartment within this sought after retirement development especially designed for the over 60's. Very convenient for all local amenities and lovely riverside walks.

ASKING PRICE £230,000 LEASEHOLD

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

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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 in the bathroom.

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

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 center.

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 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 bright and spacious living room with ample room for a dining table and chairs. 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. Stainless steel sink with lever tap, double glazed window above. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

BEDROOM

Double bedroom with fitted wardrobes with mirrored sliding doors, with plenty of hanging and storage space. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled, fitted with suite comprising of walk in shower, low level WC, vanity unit with sink and mirror above, grab rails, and emergency cord.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments

1 BED | £230,000

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

LEASE INFORMATION

Lease length: 125 Years from 1st June 2012
Ground rent: £425 per annum
Ground Rent review: 1st June 2027

ADDITIONAL INFORMATION & SERVICES

- ** Entitlements Service** Check out benefits you may be entitled to, for help with service charges and living costs.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEB PAGE FOR ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

