



Total floor area 44.9 m<sup>2</sup> (484 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £195,000 Leasehold**

A beautifully bright and spacious one bedroom retirement apartment. Situated on the second floor with a western outlook.

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**Call us on 0345 556 4104 to find out more.**



# Abbotsmead Place, Caversham, Reading

## 1 bed | £195,000

### 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 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, banks and 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 pull cord 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, water softener. Illuminated light switches, smoke detector, doors lead to the bedroom, living room and bathroom. Fitted carpet.

### Living room

A bright and airy living room with large double glazed windows. Focal point fireplace gives this room a homely feel. 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. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

### Bedroom

Double bedroom, fitted wardrobes with mirrored sliding doors with plenty of hanging and storage space. Ceiling lights, fitted carpet, 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. Emergency cord. Storage Cupboard for airing, storage area, some shelving, water heating and meter.

### Service charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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 is £3,202.28 (for financial year ending March 2025). 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 2012

Ground Rent: £425 per annum

Ground Rent review: Jun- 27

### \*\*Additional services & information\*\*

\*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.

\*\* 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 WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Superfast Fibre Broadband available
- Electric room heating
- Mains drainage

