

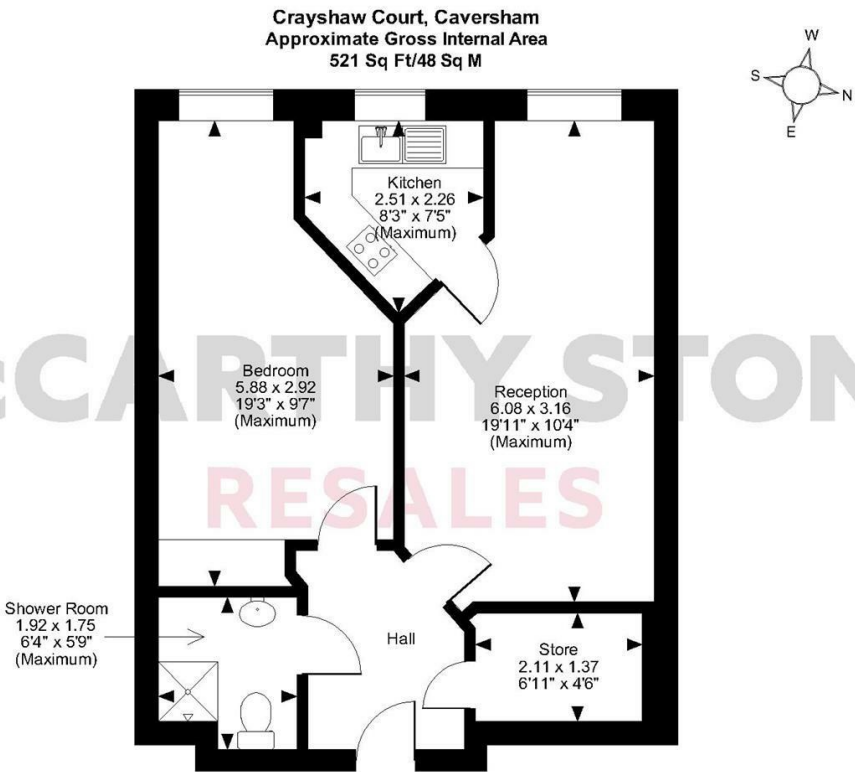
25 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ



Asking price £195,000 Leasehold

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



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The position & size of doors, windows, appliances and other features are approximate only.
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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	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

25 Crayshaw Court, 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, 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 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 spacious living room of excellent proportions benefitting from full length windows allowing for maximum natural light. Focal point fireplace gives the room a cosy 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 modern kitchen with tiled floor. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and extractor hood and integrated fridge/freezer and under pelmet lighting. Tiled splash backs.

Bedroom

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

Shower Room

Fully tiled, fitted with suite comprising of walk in level access shower with thermostatically controlled shower and grab rails. Low level WC, vanity unit with sink 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
- 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



1 bed | £195,000

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. The service charge for the financial year ending 31/03/2026 is £3,204.49.

Leasehold

Lease Length: 125 years from 1st June 2012
Ground Rent: £425 per annum
Ground rent review date: 1st June 2027

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

