

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CRAYSHAW COURT, ABBOTSMEAD PLACE CAVERSHAM, READING, RG4 8EQ

£190,000

A beautifully presented one bedroom ground floor retirement apartment with a easterly aspect set in a prestigious central Caversham development built by McCarthy & Stone, just steps away from local shops, bus stops and a few hundred yards from Thameside walks.

24 hour emergency call system, no onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

SITUATION

Crayshaw Court is a superior retirement development complex constructed 10 years ago and conveniently located in the centre of Caversham within 300 yards of the River Thames and Caversham Bridge, just steps away from local shops and amenities. The development benefits from a residents lift, mobile scooter store with charging points, guest suite for visiting family and friends, laundry room, House Manager during office hours and 24 hour emergency call system together with communal lounge for social activities. These combine to provide a comprehensive and secure retirement lifestyle for the peace of mind of all

RESIDENTS LOUNGE**COMMUNAL ENTRANCE HALL**

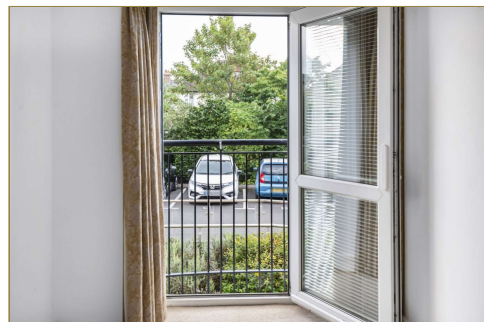
Telecom system, personal front door to

RECEPTION HALL

With large walk in storage/airing cupboard with pressurised hot water cylinder and ample storage and shelving for various items

**LIVING/DINING ROOM**

With front aspect double glazed door leading to Juliet balcony, natural segregation for living and dining, partially glazed door to



KITCHEN

Fully fitted comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated roll edge work surfaces and contrasting tiled surrounds. Inset four ring electric hob with extractor chimney above and integrated oven below, further integrated fridge freeze and space for either dishwasher or washing machine, front aspect double glazed window

**DOUBLE BEDROOM**

With front aspect double glazed window, fitted double wardrobe with mirror fronted sliding doors

**SHOWER ROOM**

Walk in wet room style with fully tiled walls and floor together with wash hand basin with cupboard space, w.c., heated towel rail

**COMMUNAL GARDENS**

There are communal grounds that are maintained under the maintenance agreement



LAUNDRY ROOM AND MOBILE SCOOTER STORE



DIRECTIONS

Crayshaw Court has vehicular access from Abbotsmead Place which is located off Wolsey Road. There is pedestrian access from Caversham centre via School Lane with the development located adjacent to Waitrose car park

TENURE

Leasehold

Original lease from June 2012 - 125 years

Lease remaining - 114 years

Maintenance charge - £3,059.64 per annum

Ground rent - £425 per annum

COUNCIL TAX

Band D

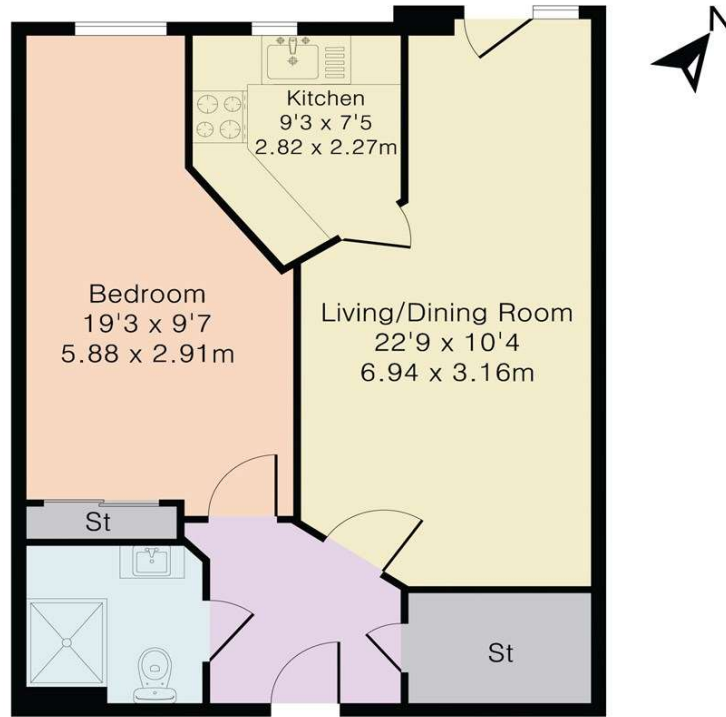
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2848-5002-7379-0347-5954>

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 545 sq ft – 51 sq m



Ground Floor Flat

This image is for indicative purposes and cannot be relied upon as wholly correct

