

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BEECHWOOD GROVE, 1 ALBERT ROAD CAVERSHAM, READING, RG4 7AN

£279,500

A rare opportunity to acquire a first floor one bedroom over 55's apartment set in this prestigious complex in a favoured Caversham Heights position within 1/2 a mile of Caversham centre. Presented in excellent order throughout with open plan living/kitchen/dining room with its own personal balcony and set in well maintained communal grounds

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

COMPLEX FACILITIES

Beechwood Grove takes "over 55s" living to new heights by offering well appointed and spacious private apartments in this superb, BREEAM certified complex with an array of premium in-house facilities for residents to enjoy. The Tunstall security and emergency system also offers great piece of mind, and the on-site "extra care" team can provide support and care around the clock, if needed. Tailored domestic and personal care packages are available.



COMMUNAL FACILITIES

Reception foyer, with manager and concierge Monday to Friday, Bistro café, offers hot/cold snack and lunch. (non residents welcome) Luxurious residents lounges, with, French doors to communal gardens. Elegant guest suite to rent for visiting family and friends. Activity/hobby room. Hair and nail salon. Therapy room. Mobility scooter room and bicycle store.

Security fob and key card provides access to the main entrance doors after hours, the secure door to the hallway with lifts to all floors and the apartments own front door.

SPACIOUS RECEPTION HALL

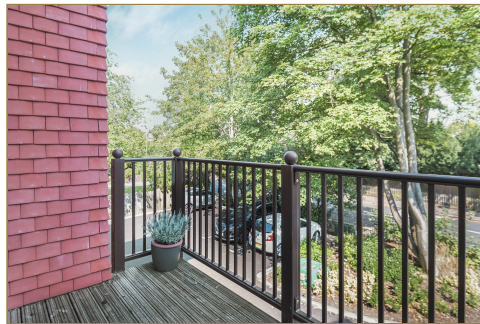
Large alcove with plenty of space for coat cupboard or other furniture. Door to spacious utility/storage room with washer/dryer. Video entry phone and assistance pull cord/intercom. Underfloor heating. Wool carpet.



KITCHEN/DINING/LIVING ROOM

Open plan kitchen/dinning/living room, with French door to large private balcony. TV/internet/phone points. underfloor heating with thermostatic control. Full length curtains.

Immaculate fitted kitchen, comprising of modern white units with LED under-cabinet lights and contrasting rolover worktops, inset stainless steel sink with drainer and mixer tap. Pristine appliances, consisting of built in oven, inset ceramic hot with extractor hood above, plus integrated dishwasher and fill size fridge/freezer.



BEDROOM

Spacious bedroom can easily accommodate double bed and freestanding furniture. Three door wardrobe with shelves and rails. Internet/phone points. Wool carpet. Underfloor heating. Full length curtains.

**BATHROOM (SHOWER ROOM)**

Modern tiled bathroom contains double width walk in shower with tiled walls and glass screen. Wall hung basin and low level WC, with large built in mirror above. Heated tiled floor and towel rail. Ceiling extractor fan. Assistance pull court and intercom. Developer made provision for door to bedroom within bathroom wall.

**OUTSIDE**

Beechwood Grove is set in attractively landscaped communal gardens with extend to the sides and rear of the development. Outdoor amenities include various seating areas and wide paths, raised planting beds, an all weather bowling green, summer houses, a greenhouse, potting shed, and veggie patch. Parking for residents and visitors.

**COMMUNAL PARKING AREA**

There are two parking areas accessed from Albert Road and to the rear of Dovedale Close including disabled parking

DIRECTIONS

From central Caversham proceed south along Prospect Street, turn right into Church Street. At traffic lights turn right into Church Road and right into St. Anne's Road. Bear left at the top into Priest Hill, bear left into The Mount and follow this road round into Albert Road where Beechwood Grove will be found on the left hand side

TENURE

Leasehold

Original Lease - 125 years

Lease remaining - 119 years

Maintenance charge - £4,636 per annum

Ground rent - tbc

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

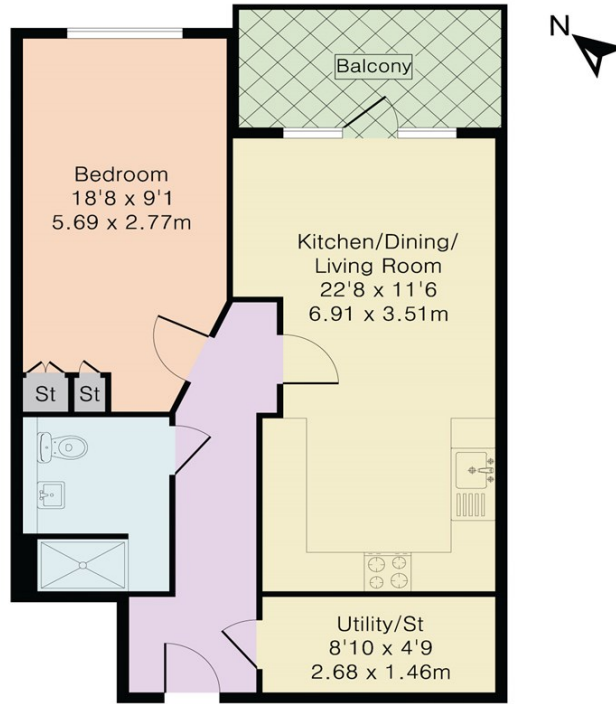
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2998-3976-7302-6028-0980>

FLOOR PLAN

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

Approximate Gross Internal Area 604 sq ft – 56 sq m



First Floor Flat

LOCATION

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

