

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£355,000

A two bedroom second floor retirement apartment within this prestigious complex only a 15 minute walk to Caversham centre. Offering excellent accommodation, under floor heating, resident lifts and high quality fittings with a vast array of associated services including restaurant, bowling green and hair salon

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

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COMPLEX FACILITIES

Beechwood Grove has taken retirement to a new level with on-site features including in house bistro restaurant, hairdressing salon, elegant residents lounge, activity room & therapy room, mobility scooter store with charging points, two residents lifts and guest suite for friends and relatives who can stay overnight. There is a concierge reception area and onsite care services with Tunstall emergency system with intercom, pull cord and wrist bracelet call system



COMMUNAL RECEPTION

Communal concierge with security fob entry system to inner hallway and lifts, lift to second floor with personal front door

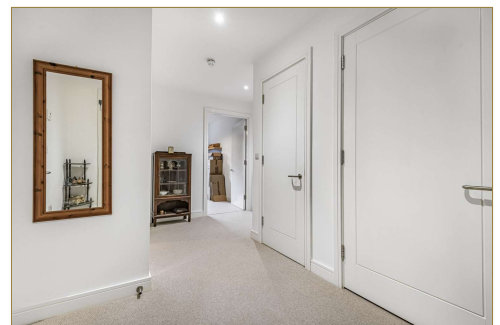


COMMUNAL ENTRANCE HALL

With concierge and security access to inner hallway, lift and staircase to upper floors. This second floor apartment is entered via private front entrance to

SPACIOUS RECEPTION HALL

Providing access to all rooms with underfloor heating throughout, with large walk in storage cupboard, separate utility cupboard with plumbing for washing machine

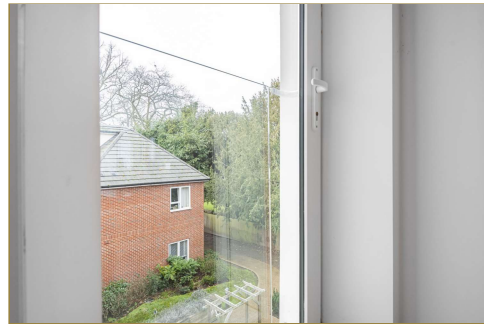


KITCHEN/DINING/LIVING ROOM

Spacious all in one room with natural segregations for kitchen and living areas with side aspect double glazed window and double glazed doorway with Juliette balcony



SPACIOUS LIVING AREA and room for dining table and chairs



KITCHEN beautifully fitted comprising single drainer one and a half bowl 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 edged work surfaces and matching surrounds with inset 4-ring electric hob with extractor hood above. Further integrated dishwasher and fridge/freezer, concealed lighting



BEDROOM ONE

With side aspect double glazed window and wardrobe



BEDROOM TWO

With side aspect double glazed window



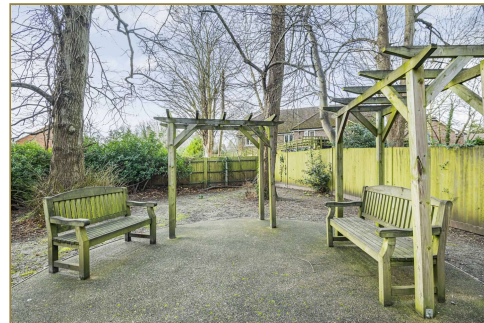
BATHROOM (SHOWER ROOM)

Comprising double width tiled shower, wash hand basin, W.C., tiled surrounds and floor, heated towel rail, extractor



OUTSIDE

Beechwood Grove is set in well maintained communal grounds which extend to the side and rear of the development where there is an all weather bowling green and communal activities area, vegetable patch, greenhouse and seating areas. It also has resident and visitor parking



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

LEASE DETAILS

Original lease - 125 years

Lease remaining - 120 years

Maintenance charge - £481 per month

Ground rent - 1 peppercorn per annum

COUNCIL TAX

Band D

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

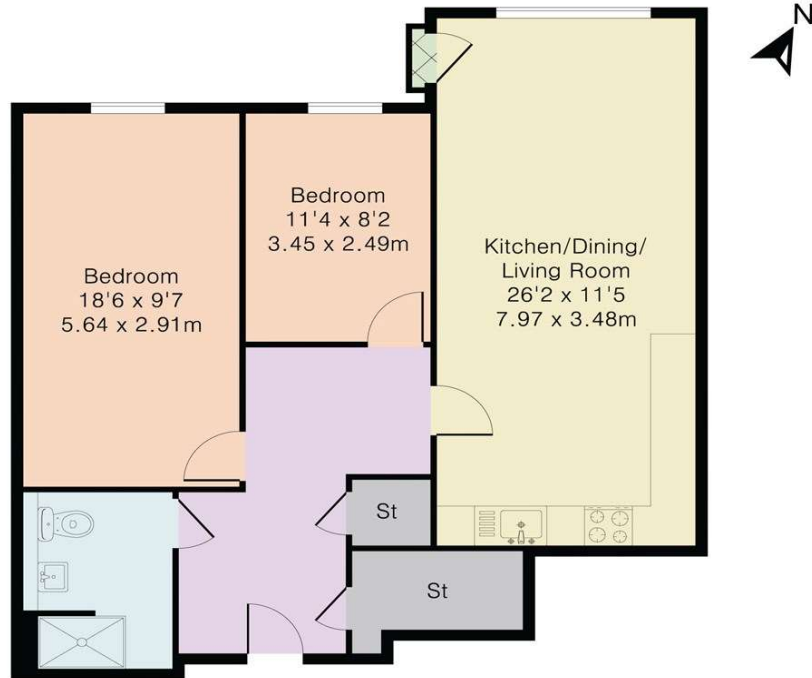
Energy Rating B

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/9766-3829-7728-9028-7671>

FLOOR PLAN

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

Approximate Gross Internal Area 805 sq ft – 75 sq m



Second Floor Flat

LOCATION

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

