

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM
READING, RG4 8BT**

£360,000

A superb top floor penthouse apartment situated in this ideal location within central Caversham only a 5 minute walk to the river Thames and parkland and less than a mile to Reading station. Approx. 1050sqft of accommodation including 18ft living/dining room with south facing views, fitted kitchen, 18ft bedroom, 14ft bedroom with ensuite, utility room and bathroom. No onward chain

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

COMMUNAL ENTRANCE HALL

With security entry phone system, stairs to top floor with automatic sensor lighting

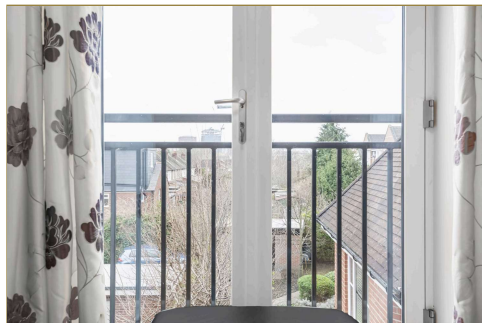
ENTRANCE HALL

Radiator, utility cupboard



LIVING/DINING ROOM

Superb 18ft room with double doors and Juliette balcony providing south facing views, tv point, two radiators, skylight window



Opening through to:

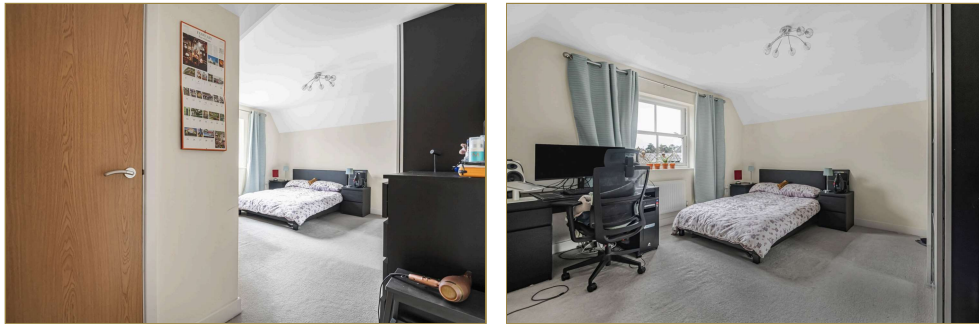
KITCHEN

Fitted with worktops and a range of cupboards and drawers, one and a half sink unit, integrated dishwasher, fridge freezer, fitted gas hob with extractor over, tiled floor, under unit lighting, spotlights, rear skylight window



BEDROOM ONE

Excellent sized room measuring 18ft in length with front aspect sash window, two radiators, cupboard housing air filtration system

**BEDROOM TWO**

Measuring 14ft in length, two skylight windows, built in double wardrobe, door to:

**ENSUITE SHOWER ROOM**

Three piece suite comprising: tiled shower cubicle, w.c, fitted wash hand basin, towel radiator, spotlights, skylight window

**UTILITY ROOM**

Comprising: worktops with sink, cupboards and drawers, plumbing for washing machine, wall mounted gas boiler, tiled floor



MAIN BATHROOM

Three piece suite comprising: shower/bath, w.c, fitted wash hand basin with cupboards below, towel radiator, tiled floor, spotlights, front aspect window

**EXTERNAL COMMUNAL AREAS**

At the front of the property is a bin store and at the rear are South facing gardens maintained under the lease agreement. Includes brick built bike store



N.B This property has no registered or allocated parking

NOTE

The air filtration heat recovery system provides whole house ventilation to living areas, bedrooms, kitchen and bathrooms. It extracts stale, contaminated air from kitchens, utility rooms and bathrooms, and uses the heat recovered from this air to warm fresh, incoming air to create a flow of fresh, filtered air throughout the dwelling. The extract and intake air streams are separated to avoid contamination. The system will operate continuously to create a stable, comfortable, healthy environment avoiding the use of excessive energy and saving heat already generated.

This air filtration was a pre-requisite for planning purposes at the time and works on the basis that clean air can be filtered in to the property with the windows closed.

TENURE

Leasehold

Original lease - 150 years

Lease remaining - 139 years

Maintenance charge - Approx. £1,418 per annum payable in two half yearly instalments

Ground rent - TBC per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,650

APPROXIMATE SQUARE FOOTAGE

1,058 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

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 over 2,500 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.

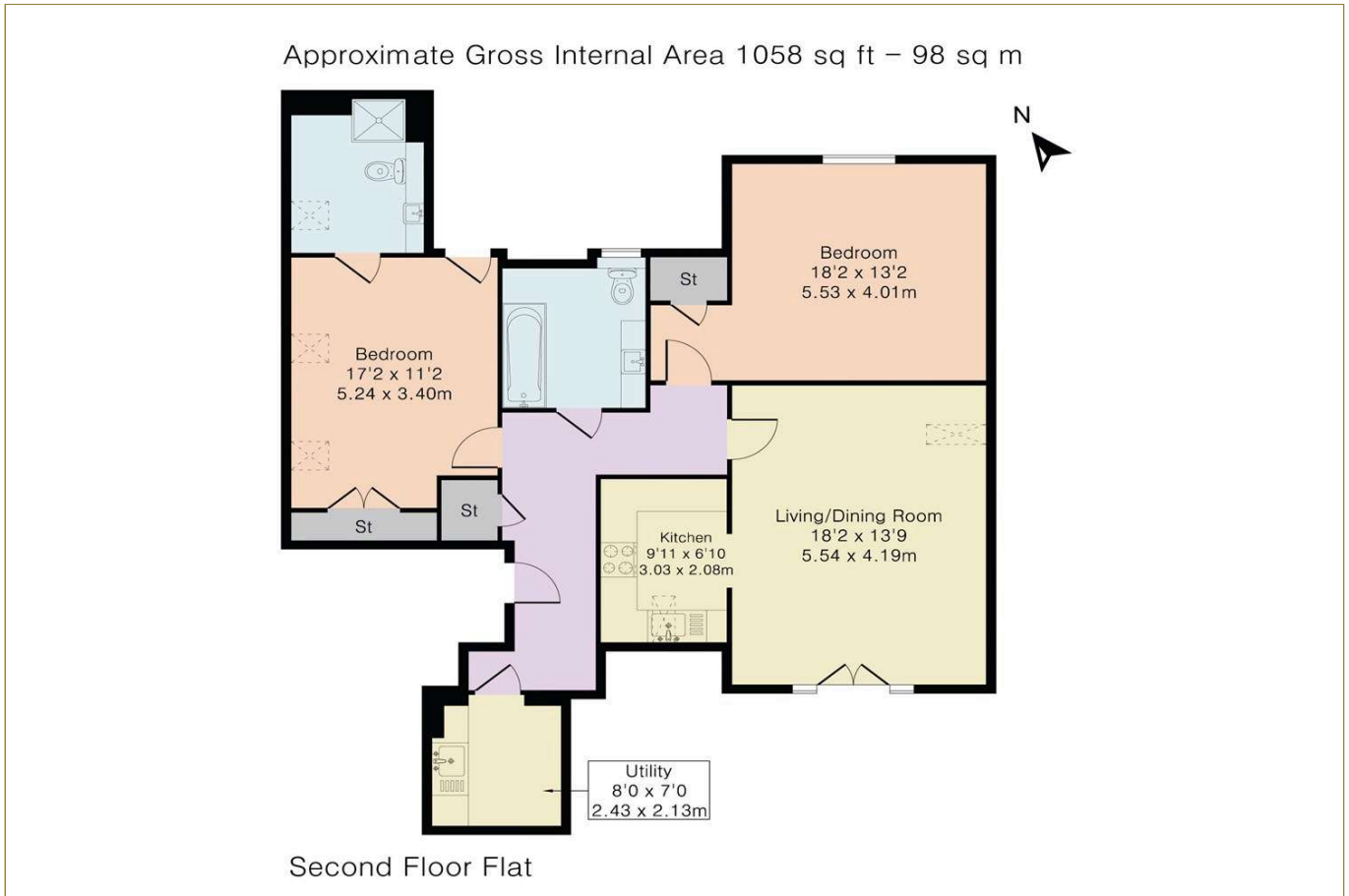
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/4400-5569-0722-8302-3243>

FLOOR PLAN

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



LOCATION

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

