

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



THE CLOISTERS, CAVERSHAM READING, RG4 7RQ

£150,000

A sought after ground floor retirement flat situated in this attractive position only a 10 minute walk to Caversham shopping centre and bus stops located at the entrance to this development. Includes living room, kitchen, bedroom, bathroom, emergency intercom system, residents parking. No onward chain

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LOCATION

The Cloisters is a small dedicated retirement development built in 1991 and designed for the over 55 years, comprising 21 flats and bungalows. For peace of mind, the flats includes an internal careline alarm service. Ideally placed close to Caversham centre with a nearby post office, medical practice in Hemdean Road with two dentist practices close by. Leisurely walks along the river Thames are only a 10 minute walk away and there are two popular local golf clubs and two local bowls clubs based in Richmond Road and on the picturesque Frys Island

ENTRANCE HALL

With cloaks cupboard, storage heater, emergency pull cord

LIVING/DINING ROOM

With large sliding patio doors offering a south facing aspect, two storage heaters, tv point, door to:

KITCHEN

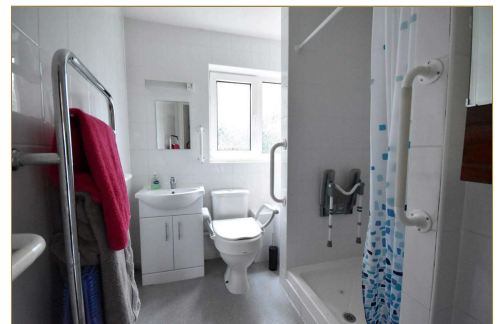
Fitted to comprise: worktops with sink unit, range of cupboards, electric hob with extractor over, built in electric oven, plumbing for washing machine, space for tall fridge freezer, cupboard housing hot water cylinder, rear aspect window

**BEDROOM**

Rear aspect, mirror fronted built in double wardrobes, storage heater

**SHOWER ROOM**

Three piece suite comprising: tiled shower cubicle, w.c, wash hand basin with cupboard under, heated towel radiator, rear aspect window



OUTSIDE

To the immediate front of the property is a private paved area surrounded by further communal grounds that are tended under the maintenance agreement



RESIDENTS PARKING

There are two separate parking areas, with residents parking located in front of the flats and further visitor and residents parking located off the main driveway. Bin store



TENURE

Leasehold

Original lease - 125 years from November 1993

Lease remaining - 95 years

Service Charge - £1,696 per annum

COUNCIL TAX

Band B

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

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/8153-7824-0830-7995-3922>

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

