

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CRAYSHAW COURT, CAVERSHAM READING, RG4 8EQ

£210,000

A particularly spacious and well presented one bedroom first floor retirement apartment 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. Residents lifts & 24 hour emergency call system. No onward chain

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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

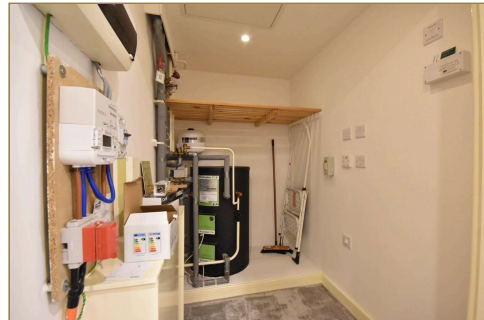


COMMUNAL ENTRANCE HALL

With security entrance system, stairs or lift to first floor

RECEPTION HALL

With assistance cord and large walk in storage/airing cupboard with pressurised hot water cylinder, shelving, meters and ample storage



LIVING/DINING ROOM

With rear aspect double glazed picture window with Juliette balcony, room naturally segregated for living and dining areas



FITTED KITCHEN

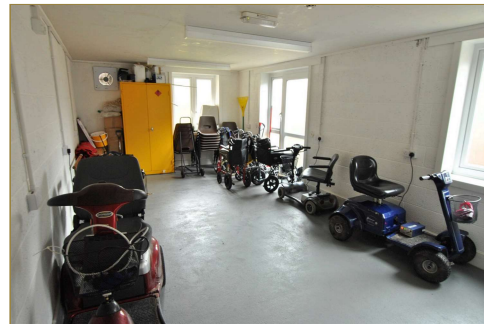
Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven below, further integrated fridge/freezer, tiled floor and rear aspect double glazed window

DOUBLE BEDROOM

With rear aspect double glazed window and built in double wardrobe with floor to ceiling mirror fronted sliding doors

**SHOWER ROOM**

Wet room style comprising walk in shower with deflector, wash hand basin with cupboard below, W.C., contrasting fully tiled walls and floor, heated towel rail

**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 - 125 years

Years Remaining - 114 years

Maintenance charge - TBC

Ground rent - TBC

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

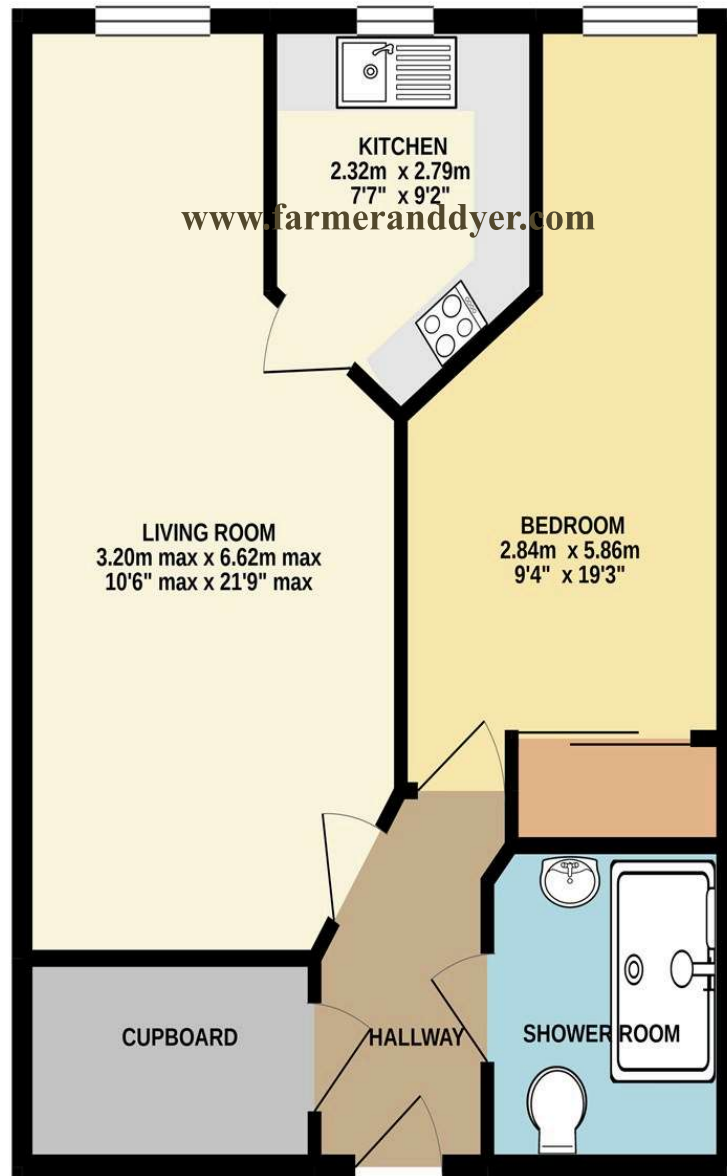
Energy Rating B

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/9570-0000-1212-0987-7230>

FLOOR PLAN

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

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

