

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BEECHWOOD GROVE, ALBERT ROAD CAVERSHAM, READING, RG4 7AN**

**£260,000**

A one bedroom first floor retirement apartment within this prestigious complex only a 15 minute walk to Caversham centre. Offered to the market in excellent condition and with no onward chain. The apartment also benefits from having a separate kitchen with pocket door and balcony for table chairs.

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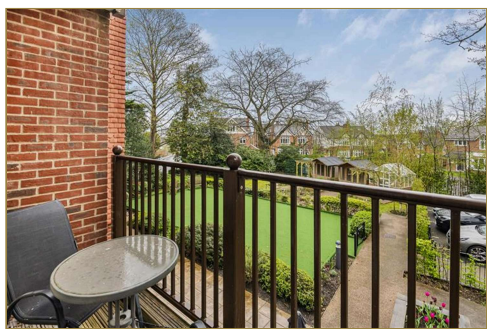
**LIVING/DINING ROOM**

17.10ft south facing living room with access to kitchen and balcony



**BALCONY**

South facing balcony, overlooking the bowling green and communal grounds



**KITCHEN**

Separate kitchen with built in fridge freezer, dishwasher and oven



**BEDROOM**

Large light bedroom over looking the bowling green and communal grounds



**BATHROOM (SHOWER ROOM)**

Modern large shower room



**TENURE**

Leasehold

**COUNCIL TAX**

Band C

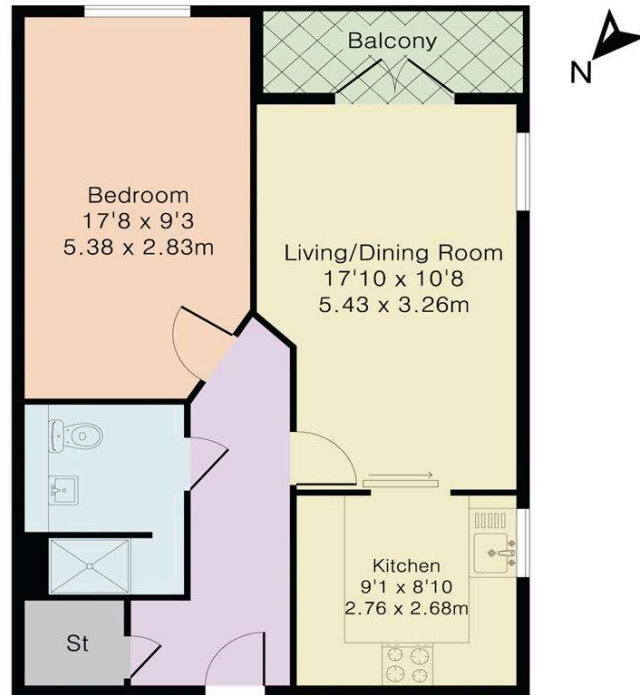
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/9564-3829-7725-9028-7671>

### FLOOR PLAN

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

Approximate Gross Internal Area 581 sq ft – 54 sq m



First Floor Flat

### LOCATION

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

