

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### ARCHWAY ROAD, CAVERSHAM READING, RG4 8HU

**£325,000**

A superb two bedroom flat offering well proportioned accommodation including 21ft open plan kitchen/dining/living room, master bedroom with ensuite, useful residents lift & video access system. Handy central Caversham position close to local shops and only a 15 minute walk to Reading station and river Thames. Completely redesigned throughout with new fittings

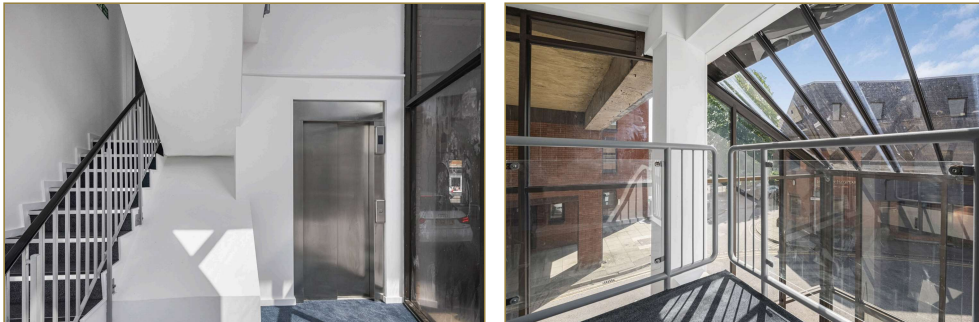
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**SITUATION**

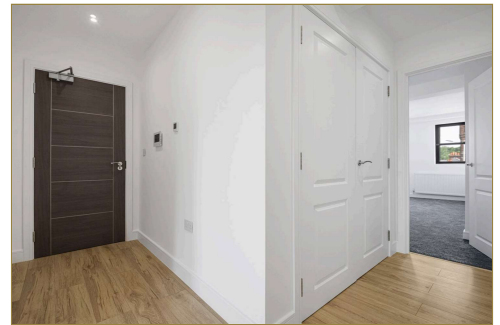
This property is a short walk from local amenities including the public library, doctors surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

**COMMUNAL ENTRANCE HALL**

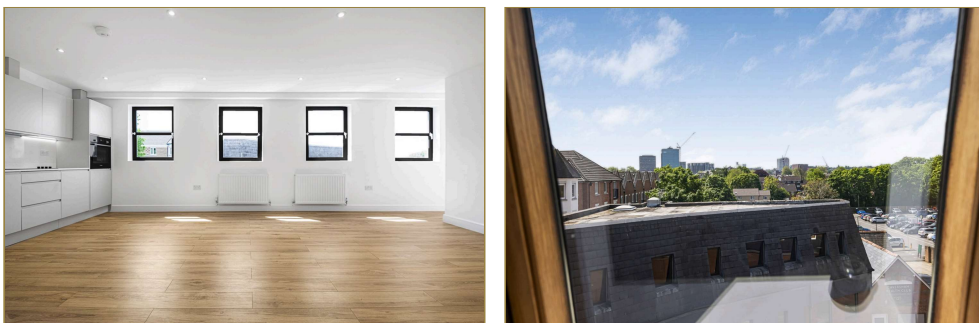
With video access system and residents lift

**ENTRANCE HALL**

With engineered oak flooring, spotlights, large utility/store cupboard with gas boiler and plumbing for washing machine

**OPEN PLAN LIVING/DINING/KITCHEN**

Super room with four rear windows offering a south facing aspect, with two radiators, engineered oak flooring, spotlights, space for sofa and table



Newly fitted kitchen comprising: worktops with recessed sink unit and electric Bosch hob & oven below, range of cupboards and drawers, concealed extractor hood, integrated Beko dishwasher and integrated fridge freezer



### **BEDROOM ONE**

Twin front aspect windows, radiator, door to:



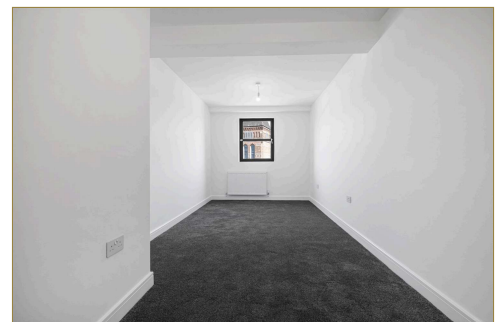
### **ENSUITE SHOWER ROOM**

Brand new three piece suite comprising: double width shower cubicle with overhead rainfall shower, w.c, fitted wash hand basin, chrome towel radiator, spotlights, tiled walls and floor, large backlit mirror



### **BEDROOM TWO**

Approx. 20ft in length, front aspect, radiator



### **MAIN BATHROOM**

Brand new three piece suite comprising: panelled bath with overhead shower facility, w.c, fitted wash hand basin, chrome towel radiator, spotlights, tiled walls and floor, large backlit mirror



### **NOTE**

There is no parking available with this property

### **TENURE**

Leasehold

Original Lease - 250 years

Maintenance - TBC

### **APPROXIMATE MONTHLY RENTAL VALUE**

£1,550

### **SCHOOL CATCHMENT**

Thameside Primary School

Highdown School and Sixth Form Centre

### **COUNCIL TAX**

Band TBC

### **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

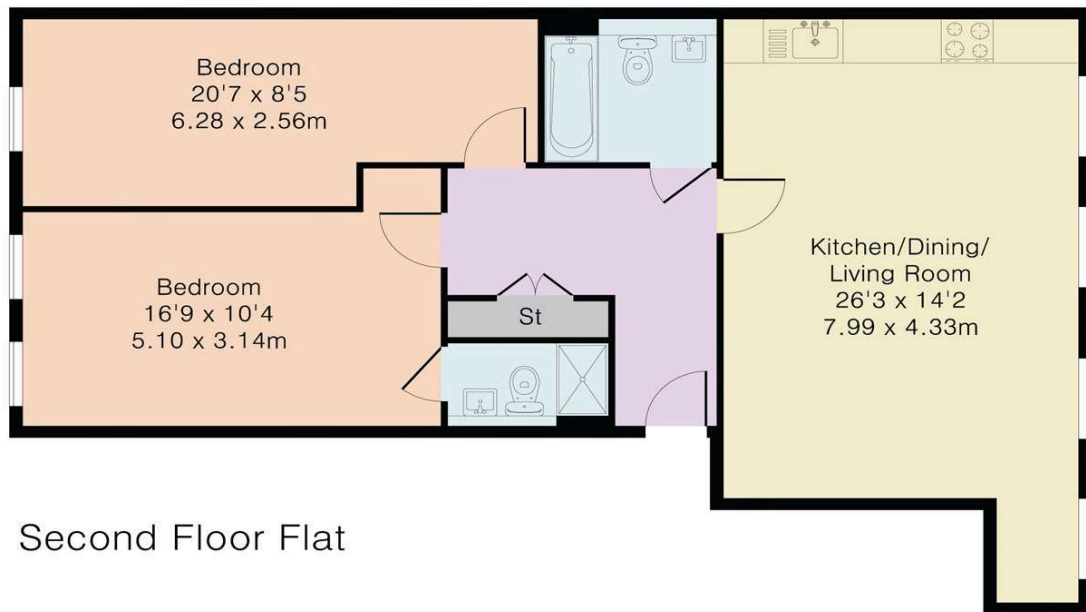
### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address: TBC

### FLOOR PLAN

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

Approximate Gross Internal Area 833 sq ft – 77 sq m



Second Floor Flat

### LOCATION

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

