

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



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

**£185,000**

A super studio apartment situated in the very heart of Caversham centre, ideal for access to Reading town centre and Reading station. Completely refitted internally to include new kitchen and shower room along with new flooring throughout. Includes 21ft living/kitchen, video entry phone system and residents lift

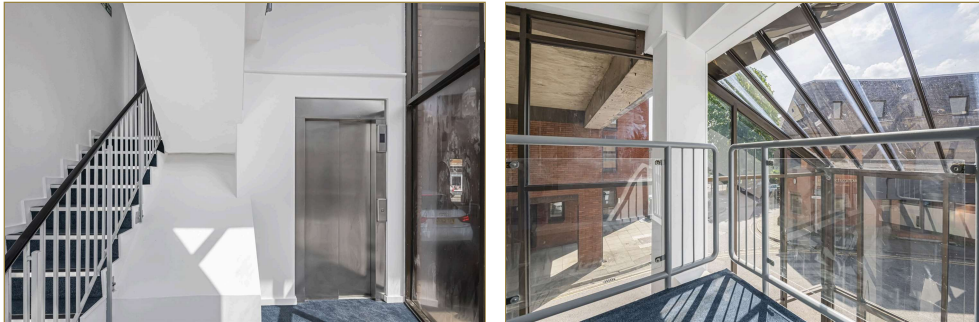
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**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 entry system and residents lift

**OPEN PLAN LIVING ROOM/KITCHEN**

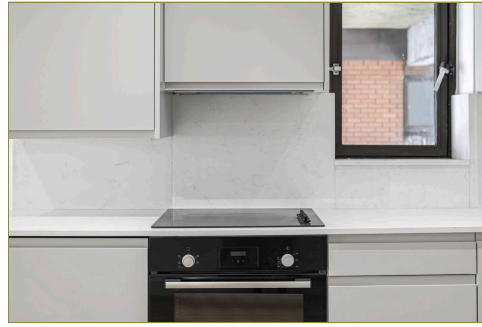
Approx. 21ft in length with space for sofa and small table



Kitchen - newly fitted with worktop including sink unit and inset Bosch hob with Bosch electric oven below and concealed extractor hood, range of cupboards including integrated dishwasher, two side aspect windows



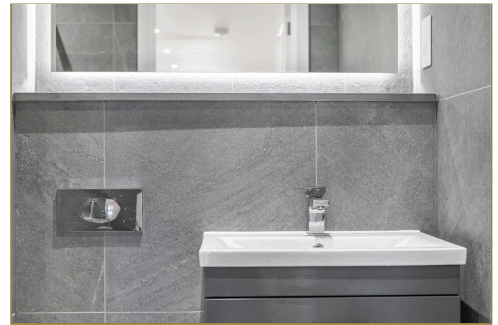


**BEDROOM AREA**

Twin front aspect, radiator, spotlights

**SHOWER ROOM**

Newly fitted to comprise: double width shower cubicle with overhead rainfall shower, w.c, fitted wash hand basin with cupboard below, fully tiled walls and floor, chrome towel radiator, large backlit mirror, spotlights

**NOTE**

There is no parking available with this property.

**TENURE**

Leasehold

Original Lease - 250 years

Maintenance charge - £1,275.49 per annum

(These are the approximate projected annual service charge that will be finalised by the managing agent)

Ground rent - Peppercorn

**APPROXIMATE MONTHLY RENTAL VALUE**

£1,050

**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

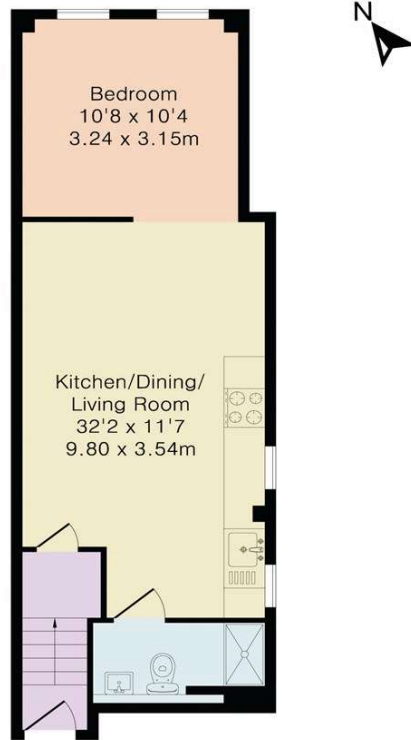
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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 417 sq ft – 39 sq m



First Floor Flat

**LOCATION**

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

