

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ARCHWAY ROAD, CAVERSHAM READING, RG4 8HU

£265,000

A new designed one bedroom apartment offering open plan living, ideally situated in Caversham centre and only a 15 minute walk to Reading station. Completely refitted internally to include new kitchen, shower room along with new flooring throughout. Includes 31ft living/dining/kitchen, video entry phone system and residents lift

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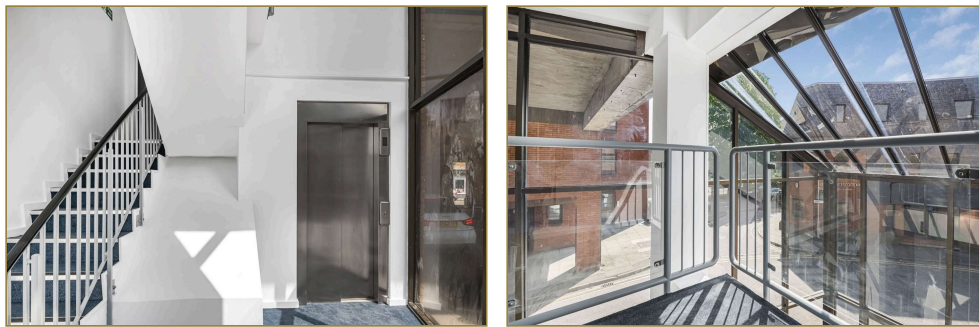
SITUATION

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



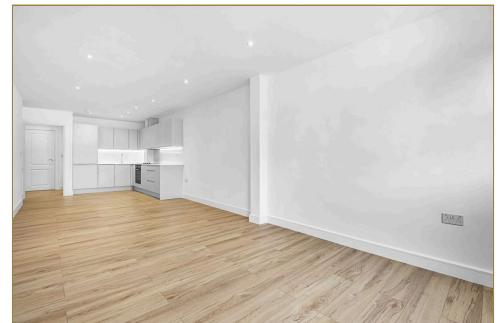
COMMUNAL ENTRANCE HALL

With video entry phone access and residents lift



OPEN PLAN LIVING/DINING/KITCHEN

Measuring 31ft in length, twin front aspect with engineered oak flooring and spotlights, radiator, room for sofa and table

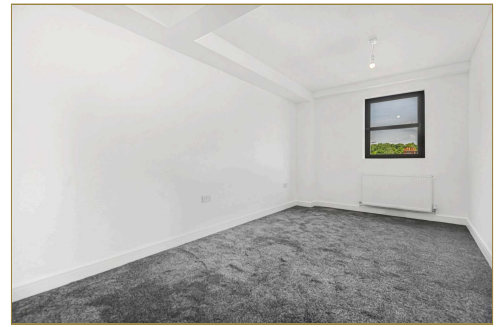


Kitchen - newly fitted with worktops and recessed sink unit, fitted Bosch electric hob and Bosch electric oven with concealed extractor hood, range of cupboards and drawers, integrated Indesit dishwasher, integrated fridge freezer



BEDROOM

18ft in length, front aspect window and radiator



SHOWER ROOM

Brand new suite comprising: large double width shower cubicle with overhead rainfall shower, w.c, fitted wash hand basin, chrome radiator, fully 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

£1,150

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 623 sq ft – 58 sq m



Second Floor Flat

LOCATION

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

