

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



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

**£295,000**

A lovely two bedroom top floor apartment with south facing views over the Reading skyline, completely redesigned and enhanced internally to include new fitted kitchen, bathrooms and flooring.

Includes modern open plan living space and kitchen appliances, ensuite to master bedroom along with residents lift. Ideal location in central Caversham and only approx. a 15 minute walk to mainline station. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)

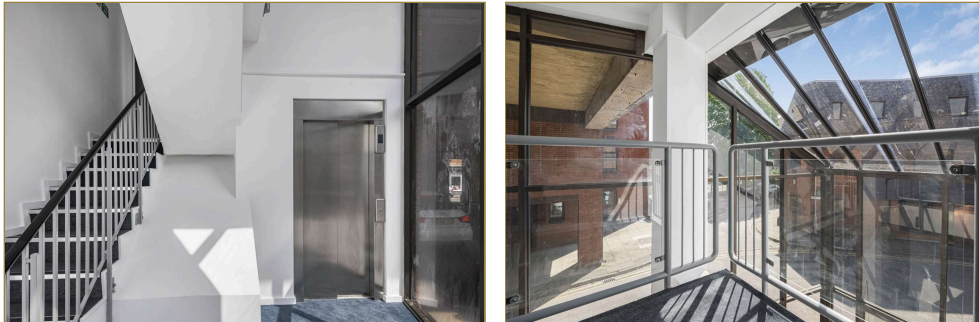
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**SITUATION**

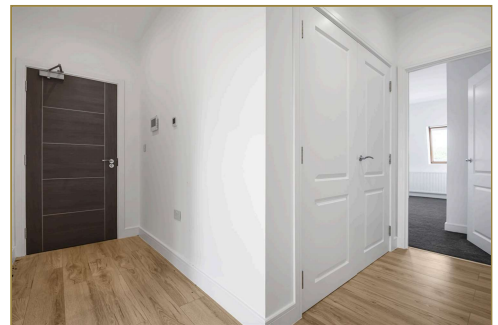
This property is a short walk from local amenities including the public library, doctors surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch 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**

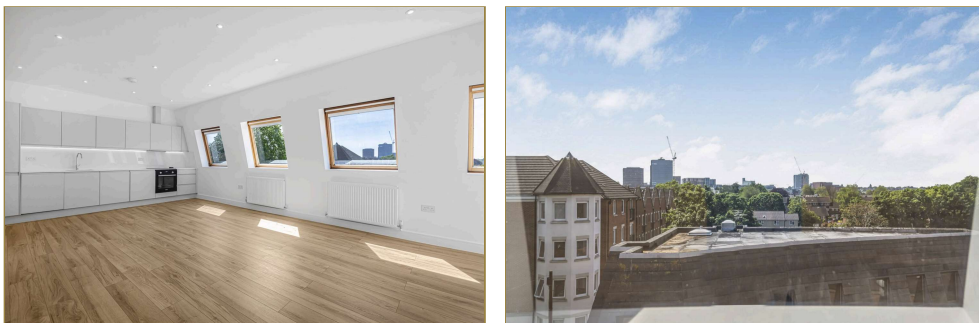
With residents security video entry phone system and residents lift

**ENTRANCE HALL**

Oak engineered flooring, spotlights, large utility/store cupboard with light including gas boiler and plumbing for washing machine

**OPEN PLAN LIVING/DINING/KITCHEN**

Excellent room with four rear windows offering attractive south facing views over Reading, two radiators, space for sofa and table

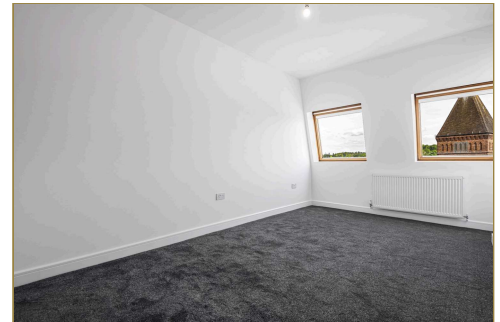


Kitchen - newly fitted with worktops, range of cupboards and drawers, integrated appliances include electric Bosch hob, Bosch oven, concealed extractor hood, integrated Beko dishwasher



### **BEDROOM ONE**

Twin front aspect windows, radiator



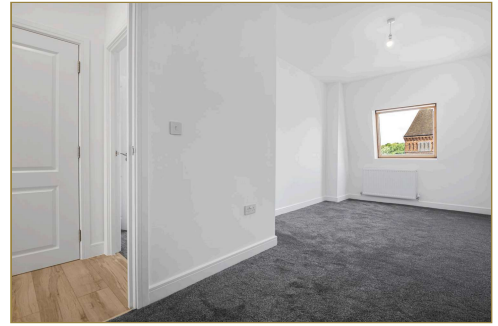
### **ENSUITE SHOWER ROOM**

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



**BEDROOM TWO**

Approx. 19ft in length, front aspect, radiator

**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**

This property has no parking available

**TENURE**

Leasehold

Original Lease - 250 years

Maintenance charge - £1,788.74 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**

£1,550

**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 809 sq ft – 75 sq m



Third Floor Flat

### LOCATION

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

