

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**FLAT 4, 1 ARCHWAY ROAD
CAVERSHAM, READING, RG4 8HU**

£225,000

A well designed newly designed top floor one bedroom apartment located in the heart of Caversham centre, ideal for local shops and just a 15 minute thameside walk away from Reading station. Includes brand new kitchen and shower room, open plan 31ft kitchen/living/dining room, gas heating and no onward chain.

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

T 0118 946 1800 W www.farmeranddyer.com

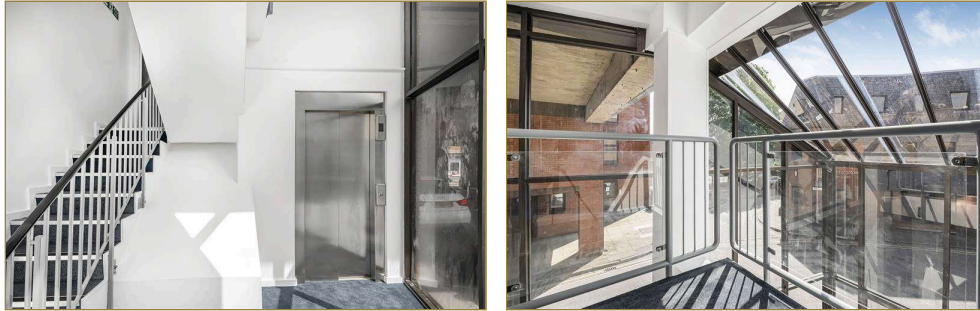
E info@farmeranddyer.com

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

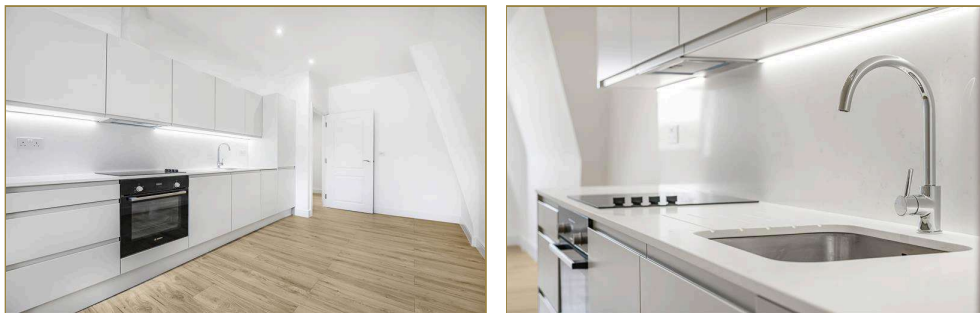
COMMUNAL ENTRANCE HALL

With video access security entry system, residents lift

**OPEN PLAN KITCHEN/DINING/LIVING ROOM**

Approx. 31ft in length with engineered oak flooring and spotlights, radiator

Kitchen - newly fitted to comprise: worktop with range of cupboards and drawers, sink unit, Bosch electric hob with concealed extractor hood over and oven below, integrated Indesit dishwasher, integrated fridge freezer

**BEDROOM ONE**

Approx. 17ft in length with front aspect, radiator



SHOWER ROOM

Brand new suite comprising: large 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

**NOTE**

There is no parking available with this property

TENURE

Leasehold

Original Lease - 250 years

Maintenance charge - £1,490.12 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

£1,150

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

Energy Rating C

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/9105-9045-8302-0009-1506>

FLOOR PLAN

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

Approximate Gross Internal Area 574 sq ft – 53 sq m



Third Floor Flat

LOCATION

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

