

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **CLARENCE HOUSE, ST PETERS HILL CAVERSHAM, READING, RG4 7AX**

**£345,000**

A particularly spacious three bedroom first floor apartment set in an elegant double fronted detached residence, one of five apartments with well maintained communal gardens with residents parking area and favourably located in Caversham Heights approximately one mile from Reading station. No onward chain

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### **COMMUNAL ENTRANCE HALL**

With telephone entry system, staircase to first floor, personal front door to



### **RECEPTION HALL**

With radiator, entry phone

### **LIVING/DINING ROOM**

13' (3.96m) x 12'3 (3.73m)

With twin rear aspect windows, radiator, coved ceiling and ceiling rose, door to

### **FITTED KITCHEN**

9'5 (2.87m) x 8'5 (2.57m)

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with matching work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven below, further integrated fridge/freezer, washing machine and dishwasher, radiator, side aspect double glazed window, meter cupboard

### **BEDROOM ONE**

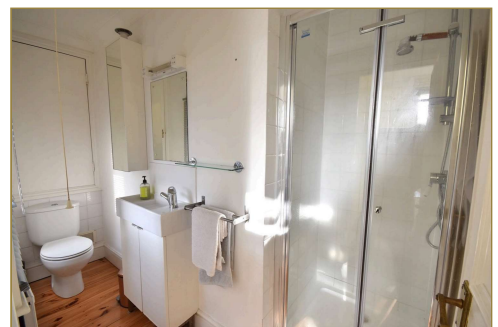
13'4 (4.06m) x 9'8 (2.95m)

With twin front aspect sash windows, radiator, range of floor to ceiling fitted wardrobes with cupboard space, door to



### **ENSUITE SHOWER ROOM**

Comprising tiled shower cubicle, wash hand basin with cupboard below, w.c., radiator, twin front aspect sash windows, cupboard housing gas boiler





**BEDROOM TWO**

12'3 (3.73m) x 8'7 (2.62m) plus 3ft 2 walk in entrance  
With rear aspect sash window, radiator, fitted twin double wardrobe, coved ceiling and ceiling rose



**BEDROOM THREE**

9'8 (2.95m) x 7' (2.13m)  
With front aspect sash window, radiator, coved ceiling and ceiling rose



**BATHROOM**

Comprising panelled bath with mixer tap, shower attachment, glass deflector, wash hand basin, w.c., fully tiled walls, radiator, extractor fan



**COMMUNAL BASEMENT ROOM**

For residents storage

**COMMUNAL GARDENS**

At the rear of the property are well maintained communal gardens with residents parking area to the rear beyond tended under the maintenance agreement



**OUTSIDE**

The front of the property is entered via a communal driveway with mature trees with grass and shrub borders

## **RESIDENTS PARKING**

There is residents parking to the front and rear of this property



## **TENURE**

Share of Freehold

Original lease - 160 years

Lease remaining - 154 years

Maintenance charge - £125 per month

Ground rent - £75 per annum

## **DIRECTIONS**

From central Caversham proceed north into Church Road and continue up St Peters Hill where the property can be found on the right hand side just after Blossom Road.

## **SCHOOL CATCHMENT**

Caversham Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

## **COUNCIL TAX**

Band D

## **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

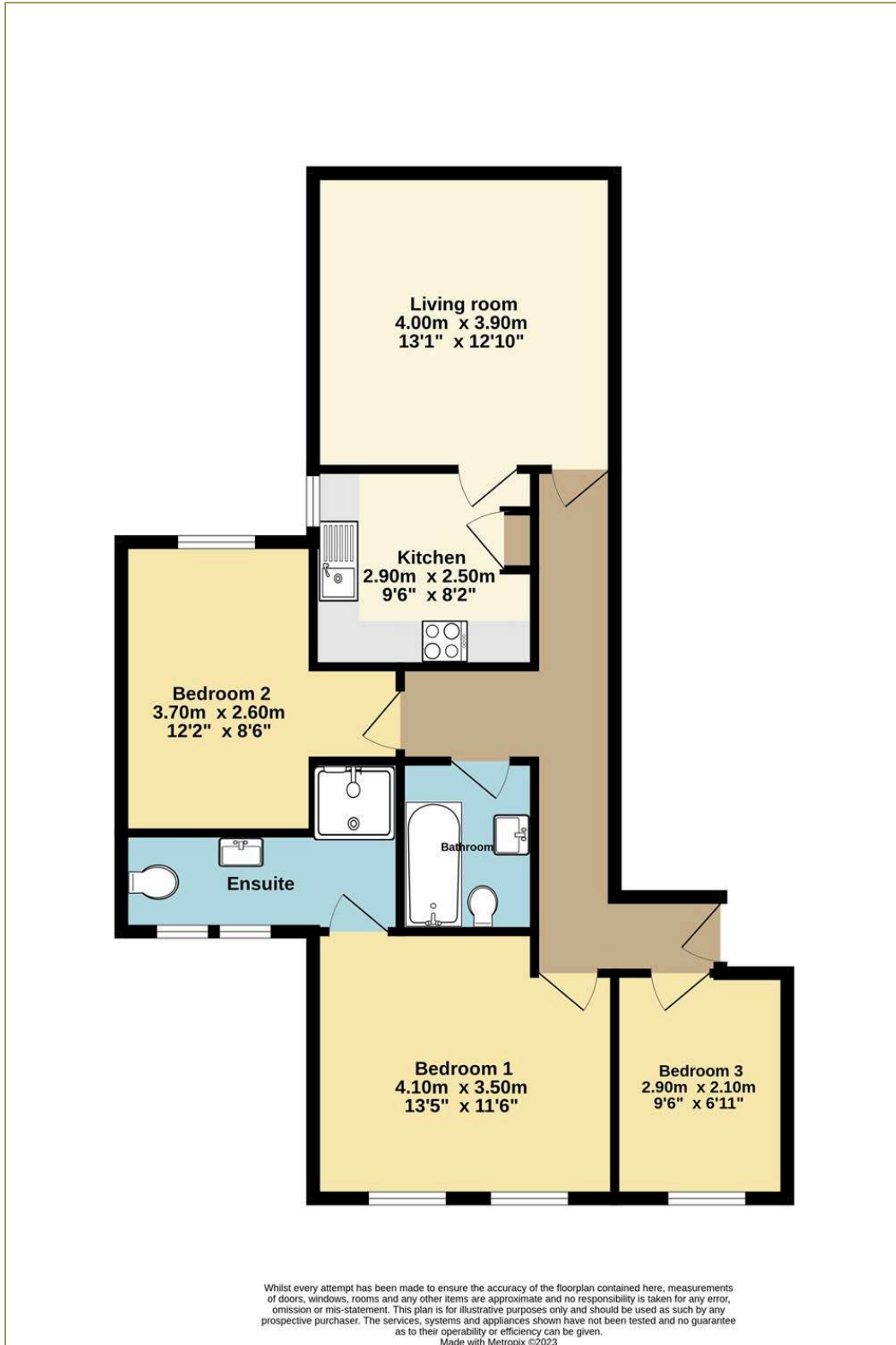
## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating D

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/9118-0027-6221-6611-1944>

## FLOOR PLAN

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



## LOCATION

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

