

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CARDINAL CLOSE, CAVERSHAM READING, RG4 8BZ

£240,000

A well presented two bedroom ground floor apartment within a 2 MINUTE walk of the River Thames, parkland and only 12 minutes walk to Reading mainline station. Includes living room, fitted kitchen and bathroom along with allocated parking. INVESTOR BUYERS ONLY - currently tenanted until April 2025

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

Security entry phone system, personal front door to



ENTRANCE HALL

Security entry phone, access to all rooms, built-in cupboard, laminate floor

LOUNGE

14'8 (4.47m) max x 9'10 (3m)

Spacious lounge with laminate flooring with large windows making the room light & airy.



KITCHEN

14'8 (4.47m) x 6'6 (1.98m)

Comprising sink unit with cupboard under, further range of both base and eye level units, breakfast bar, built in electric hob with extractor hood above and oven below, washing machine, fridge/freezer, double glazed window, space for small table and chairs, built-in cupboard. Offering ample room for a dining table & chairs.

BEDROOM ONE

10'2 (3.1m) x 9' (2.74m)

Large double bedroom with laminate flooring & large built in wardrobes offering ample storage.



BEDROOM TWO

9'3 (2.82m) x 8'1 (2.46m)

Single bedroom with laminate flooring & built-in wardrobe.



SHOWER ROOM

Double shower cubicle with electric shower, pedestal wash hand basin, low level w.c., laminate floor



PARKING

Allocated parking space

AERIAL VIEW



TENURE

Leasehold

COUNCIL TAX

Band C

APPROXIMATE MONTHLY RENTAL VALUE

£1,100

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

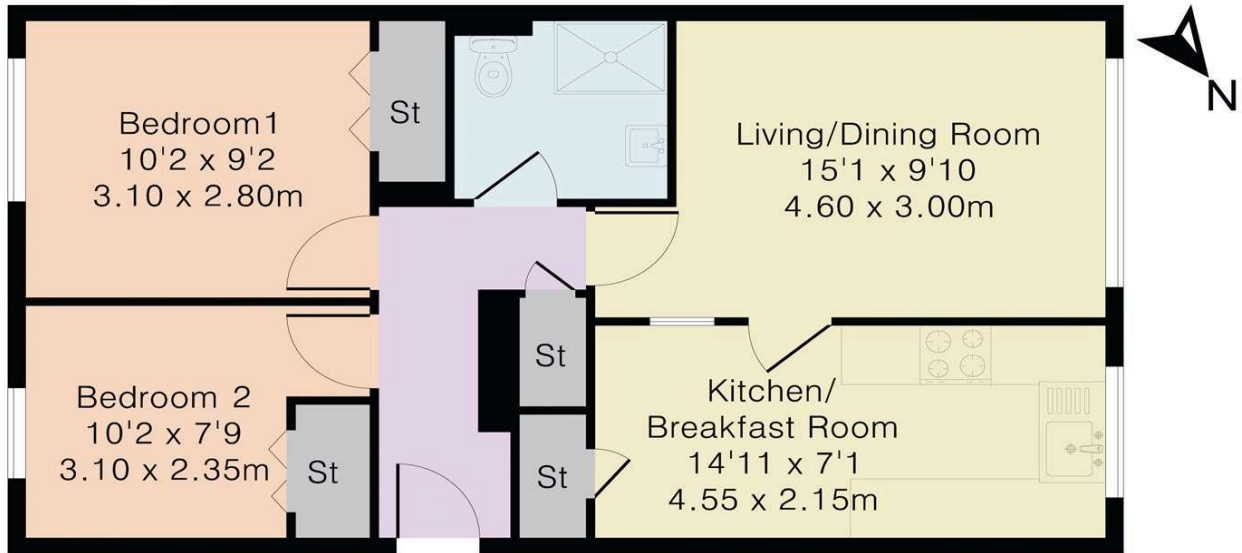
Energy Rating D

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/9360-2598-0400-2604-3281>

FLOORPLAN

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

Approximate Gross Internal Area 548 sq ft - 51 sq m



LOCATION

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

