

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **FRY COURT, 11A DERBY ROAD CAVERSHAM, READING, RG4 5HE**

**£325,000**

A highly sought after two bedroom first floor apartment set in this favoured complex of just eight units off the private Derby Road, with two bathrooms, well maintained communal grounds together with allocated and visitors parking. No chain

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

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

**COMMUNAL ENTRANCE**

Communal front door with security entry system with communal staircase to personal front door to

**RECEPTION HALL**

With radiator, access to personal loft space and useful storage cupboard

**LIVING/DINING ROOM**

Dual aspect with double glazed windows, radiator

**KITCHEN**

Fitted comprising single drainer one and a half bowl sink unit with mixer tap and cupboards under with water softener, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds with inset four ring gas hob with extractor hood above and integrated oven below, plumbing for washing machine and appliance space for fridge/freezer, gas boiler, rear aspect double glazed window and tiled floor



### **BEDROOM ONE**

With side aspect double glazed window, radiator, built in double wardrobe and door to



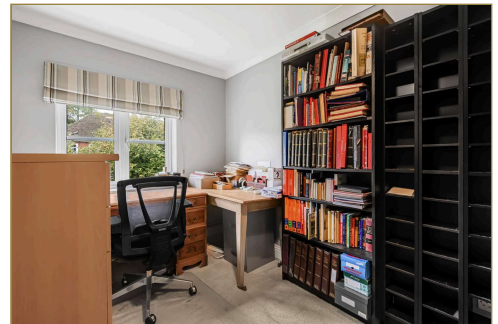
### **EN SUITE SHOWER ROOM**

Comprising tiled shower cubicle, wash hand basin with cupboard below, W.C., contrasting tiled walls and floor, heated towel rail, extractor



### **BEDROOM TWO**

With rear aspect double glazed window, radiator



### **BATHROOM**

Comprising panelled bath with mixer tap and shower attachment, wash hand basin, W.C. with integrated cupboard space, extractor



**OUTSIDE**

Fry Court occupies well maintained communal gardens tended under the maintenance agreement with lawned gardens to the rear

**PARKING**

Fry Court is entered via a distinguished long driveway from Derby Road leading to a large parking area to the front with allocated parking space and further visitors parking

**DIRECTIONS**

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road, turn right into Derby Road and left into Fry Court

**TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 97 years

Maintenance charge - £1,300 per annum, paid in two instalments of £650

Ground rent - included in the maintenance charge

**APPROXIMATE MONTHLY RENTAL VALUE**

£1,500

**SCHOOL CATCHMENT**

The Hill 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 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/3290-5954-0522-6498-3043>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 643 sq ft - 60 sq m**



First Floor Flat

### LOCATION

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

