

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CRAYSHAW COURT, ABBOTSMEAD PLACE CAVERSHAM, READING, RG4 8EQ

£195,000

A clean and tidy, one bedroom retirement apartment over looking Waitrose, with easy access to shops and the local amenities Caversham has to offer.

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SITUATION

Crayshaw Court is a superior retirement development complex constructed 10 years ago and conveniently located in the centre of Caversham within 300 yards of the River Thames and Caversham Bridge, just steps away from local shops and amenities. The development benefits from a residents lift, mobile scooter store with charging points, guest suite for visiting family and friends, laundry room, House Manager during office hours and 24 hour emergency call system together with communal lounge for social activities. These combine to provide a comprehensive and secure retirement lifestyle for the peace of mind of all

RESIDENTS LOUNGE

Spacious residents lounge, which hosts an array of regular activities

**COMMUNAL ENTRANCE HALL**

With security entrance system, stairs or lift to second floor

RECEPTION HALL

With large walk in storage/airing cupboard with pressurised hot water cylinder and ample storage and shelving for various items

**LIVING/DINING ROOM**

With rear aspect double window, electric fire place with access to separate kitchen





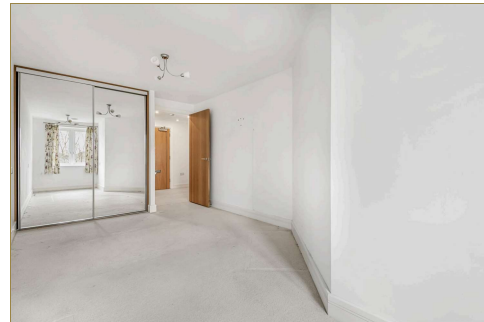
FITTED KITCHEN

Separate kitchen with electric hob, oven and built in fridge freezer



DOUBLE BEDROOM

Large 19ft double bedroom with built in wardrobes



BATHROOM (SHOWER ROOM)

Modern walk in wet room with heated towel rail



LAUNDRY ROOM AND MOBILE SCOOTER STORE



COMMUNAL GROUNDS

Well maintained communal grounds tended under the maintenance agreement



DIRECTIONS

Crayshaw Court has vehicular access from Abbotsmead Place which is located off Wolsey Road. There is pedestrian access from Caversham centre via School lane with the development located adjacent to Waitrose car park.

TENURE

Leasehold

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

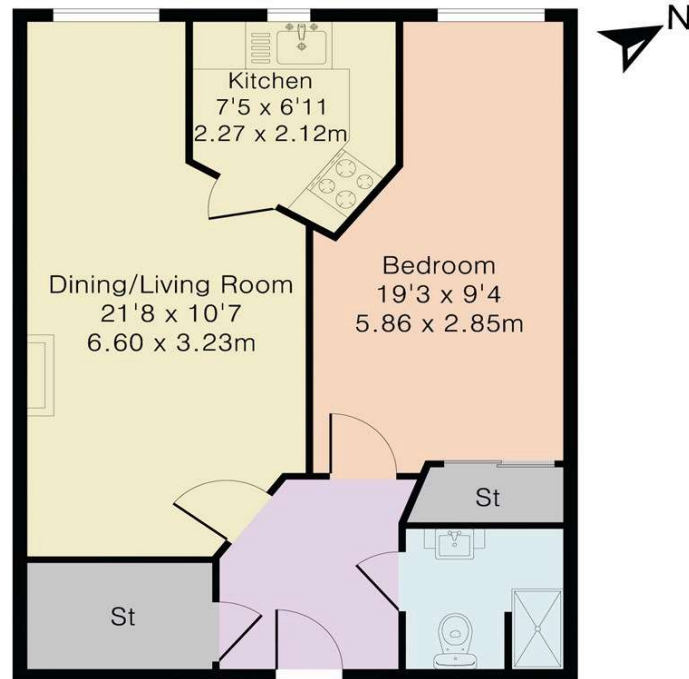
Energy Rating C

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/1034-2128-3400-0220-1222>

FLOOR PLAN

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

Approximate Gross Internal Area 529 sq ft - 49 sq m



Second Floor Flat

LOCATION

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

