

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£189,950

An excellent opportunity to acquire a first floor one bedroom retirement flat in this well regarded development situated in Caversham centre. Literally yards from Waitrose and local shops, approx. 10 minute walk to nearby doctors and an approx. 5 minute walk to the thameside walks and parkland.

Nearby bus stops make access to Reading centre easily accessible

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

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

SITUATION

Crayshaw Court is a superior retirement development complex constructed 13 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

Each flat has underfloor heating throughout with individual room thermostat controls

RESIDENTS ENTRANCE AND LOUNGE

Security entrance system, Spacious residents lounge with kitchen area which hosts an array of regular activities, leading through to inner hallway with lifts and stairs to all floors



RECEPTION HALL

Large airing/store cupboard, emergency intercom system, spotlights



LIVING/DINING ROOM

20ft in length with south-west facing aspect overlooking Waitrose car park, feature fireplace with electric fire, t.v point

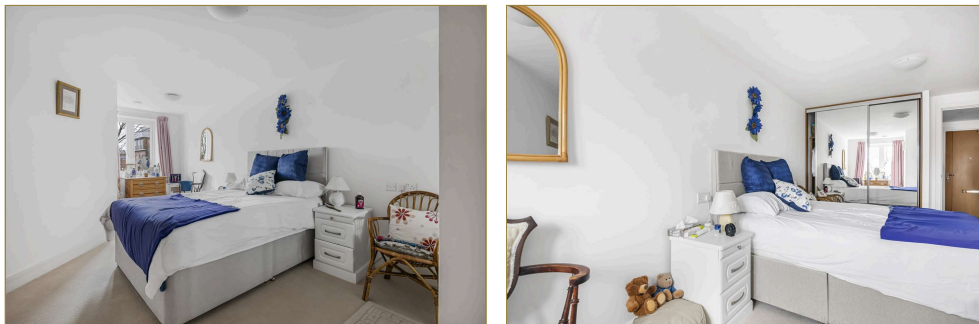


**KITCHEN**

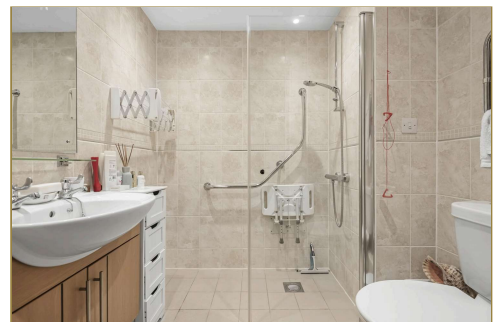
Fitted to comprise: worktops with sink unit, range of cupboards and drawers, fitted electric hob with oven below and stainless steel extractor hood over, plumbing for washing machine, integrated fridge freezer, south west facing aspect

**BEDROOM**

South-west facing aspect, fitted mirror fronted wardrobes

**SHOWER ROOM**

Three piece suite comprising: walk in shower cubicle, w.c with fitted wash hand basin, emergency pull cord, tiled walls and floor, spotlights



RESIDENTS LAUNDRY ROOM

For the use of all the residents comprising 5 washing machines and 4 tumble dryers



MOBILE SCOOTER STORE ROOM

With charging point, nearby exit and ramp leading into School Lane



COMMUNAL GROUNDS

There are well tended communal grounds



RESIDENTS PARKING

Parking is subject to availability and cost, visitor parking spaces

GUEST OVERNIGHT SUITE

There is a double bedroom with en suite available, subject to prior booking, for families of residents wishing to stay overnight at a nominal cost

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

Original lease - 125 years

Lease remaining - 112 years

Maintenance charge - £254.97 per month

Ground rent - £212.25 half yearly

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

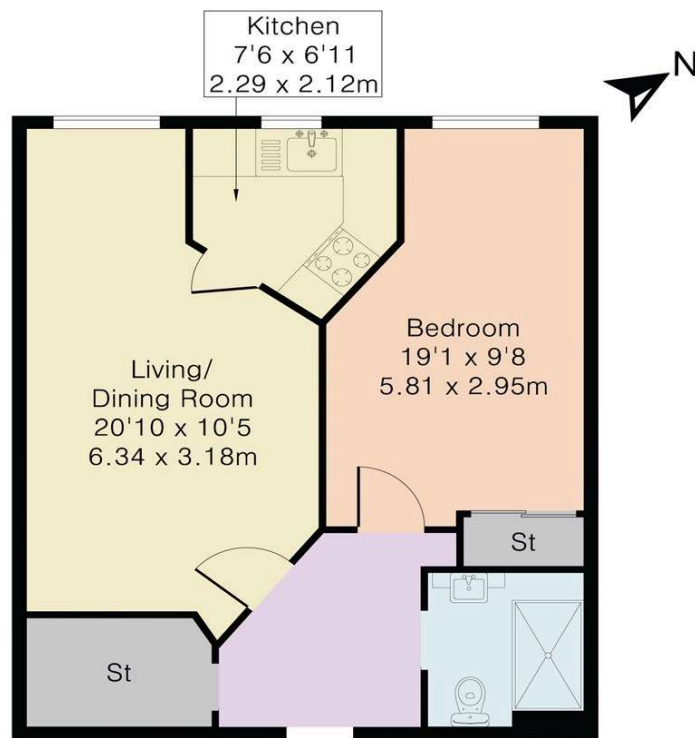
Energy Rating B

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/2741-1486-4623-1403-2151>

FLOOR PLAN

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

Approximate Gross Internal Area 507 sq ft - 47 sq m



First Floor Flat

LOCATION

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

