

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BEECHWOOD GROVE, ALBERT ROAD CAVERSHAM HEIGHTS, READING, RG4 7AN

Price Guide £350,000

A bright and spacious two bedroom corner retirement apartment with dual aspect rooms, positioned on the second floor presented in excellent order in a prestigious complex within half a mile of Caversham centre. Set in well maintained communal grounds and additional facilities for residents over the age of 55. No chain

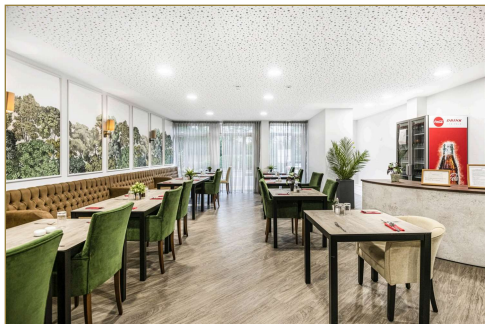
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COMPLEX FACILITIES

Beechwood Grove has taken retirement to a new level with on-site facilities including a house bistro restaurant, hairdressing salon, elegant residents lounge, activity room and therapy room, mobility scooter store with charging points, two residents lifts and guest suite for friends and relatives who can stay overnight. There is a concierge reception area and onsite care services with Tunstall emergency system with intercom, pull cord and wrist bracelet call system

**COMMUNAL ENTRANCE HALL AND RECEPTION**

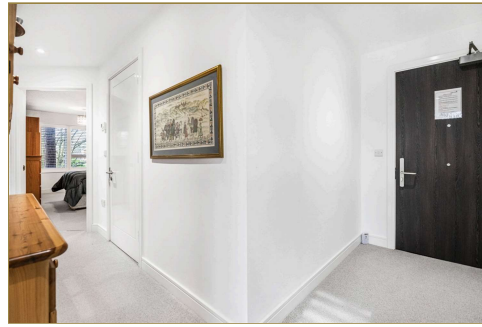
Lift and staircase to second floor

ENTRANCE

Personal front door to

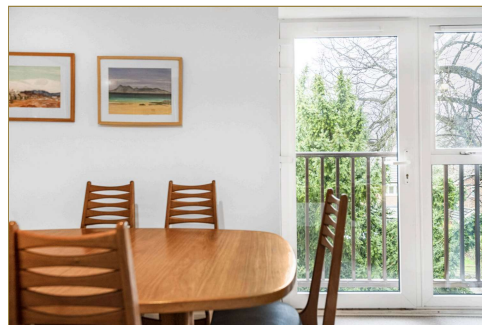
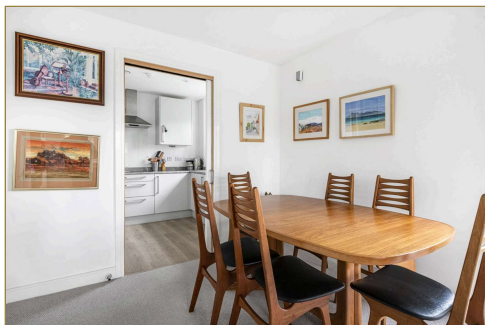
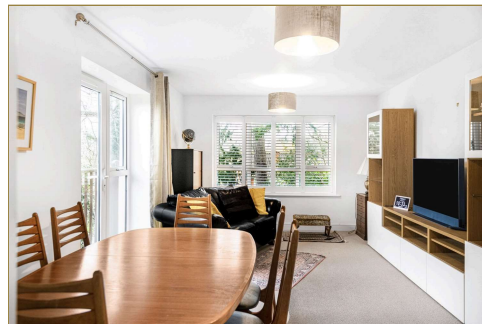
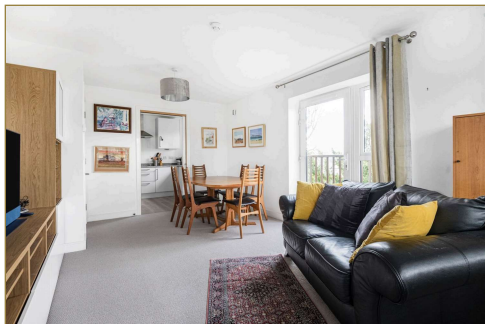
L SHAPED RECEPTION HALL

With double built in cupboard space, Tunstall assistance alarm system, door to



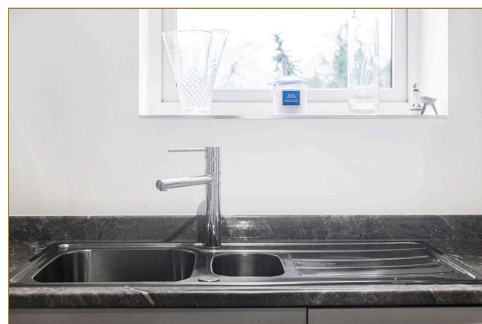
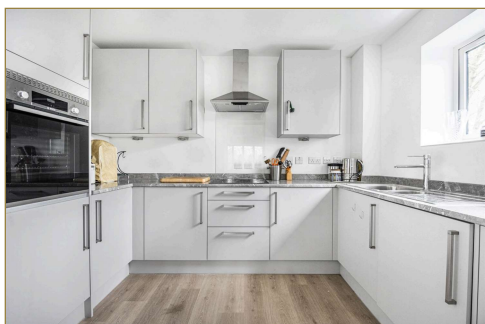
LIVING/DINING ROOM

Spacious dual aspect room with internal shutters and side double glazed door and Juliette balcony, naturally segregated for living and dining areas and sliding door to



SEPARATE KITCHEN

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and surrounds, with inset 4 ring electric hob with extractor hood above and integrated oven, fridge/freezer, washing machine and dishwasher, concealed lighting, side aspect window





BEDROOM ONE

With rear aspect double glazed window with internal shutter, freestanding wardrobe



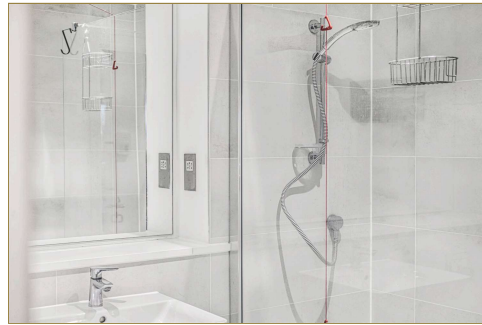
BEDROOM TWO

Dual aspect with internal shutters



BATHROOM (SHOWER ROOM)

Comprising fully tiled double width shower with glass deflector, wash hand basin, W.C., contrasting tiled floor and walls with heated towel rail and extractor

**COMMUNAL GROUNDS**

Beechwood Grove is set in well maintained communal grounds. The communal gardens extend to the side and rear of the development where there is an all weather bowling green and communal activities area, vegetable patch, greenhouse and seating areas. It also has resident and visitor parking

**COMMUNAL PARKING AREA**

There are two parking areas accessed from Albert Road and to the rear of Dovedale Close including disabled parking

DIRECTIONS

From central Caversham proceed south along Prospect Street, turn right into Church Street. At traffic lights turn right into Church Road and right into St Anne's Road. Bear left at the top into Priest Hill, bear left into The Mount and follow this road round into Albert Road where Beechwood Grove will be found on the left hand side

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 118 years

Maintenance charge - £775.05 per month

Ground rent - £1 peppercorn annum

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

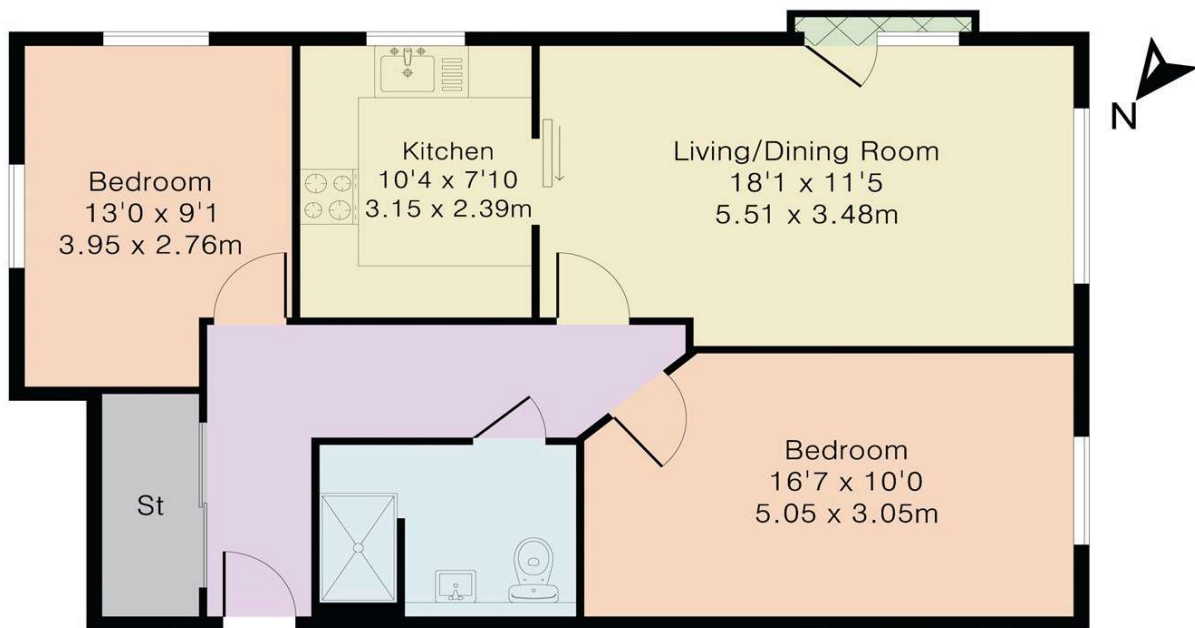
Energy Rating B

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/8694-2096-6239-8727-3283>

FLOOR PLAN

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

Approximate Gross Internal Area 747 sq ft - 69 sq m



Second Floor Flat

LOCATION

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

