

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ABBOTSMEAD PLACE, CAVERSHAM READING, RG4 8BB**

**£305,000**

A fine two bedroom ground floor apartment presented in excellent decorative order with two double bedrooms, both with built in wardrobes, allocated parking, conveniently positioned in a sought after development in the very centre of Caversham, close to shops, Caversham Bridge and Reading station

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

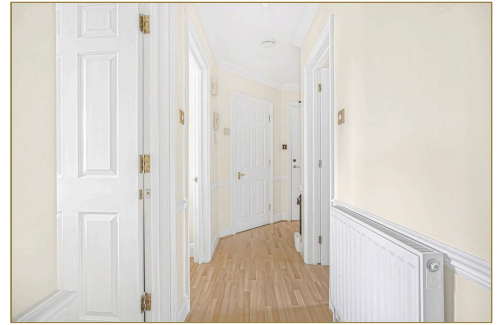
This property is a short walk from local amenities including the public library, doctors surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

**COMMUNAL ENTRANCE HALL**

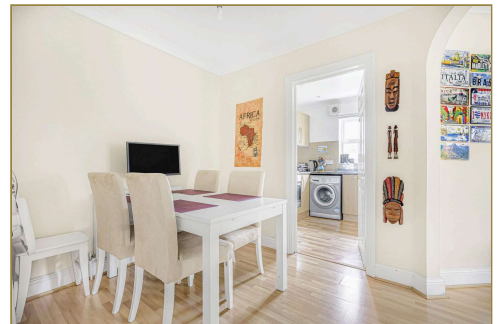
With telephone entry system and personal front door through to

**RECEPTION HALL**

With radiator, two built in storage cupboards, door to

**DINING ROOM**

With radiator and archway through to

**LIVING ROOM**

Dual aspect with front feature bay with integrated French doors to immediate communal gardens, three radiators



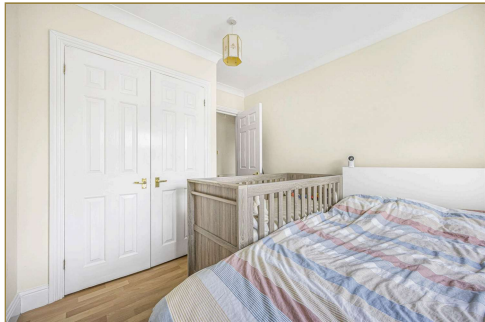


**FITTED KITCHEN**

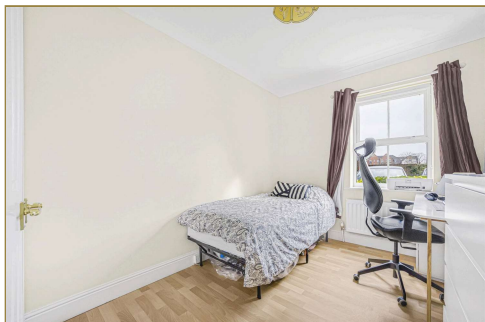
Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and contrasting tiled surrounds. Inset four ring gas hob with extractor hood above and oven below, plumbing for washing machine and dishwasher, further appliance space for fridge/freezer, wall mounted gas boiler, radiator, concealed lighting and side aspect double glazed window

**BEDROOM ONE**

With front aspect double glazed window, radiator, built in double wardrobe

**BEDROOM TWO**

With front aspect double glazed window, radiator, built in double wardrobe



**BATHROOM**

Comprising twin grip panelled bath with mixer tap with shower attachment and glass deflector, wash hand basin, W.C., contrasting tiled surrounds, radiator, rear aspect obscure double glazed window

**COMMUNAL GROUNDS**

Outside are well tended communal gardens maintained under the maintenance agreement

**PARKING**

There is allocated parking space and visitors parking

**DIRECTIONS**

Abbotsmead Place can be found directly beside Waitrose car park in central Caversham and vehicular access is from Wolsey Road

**TENURE**

Leasehold

**SCHOOL CATCHMENT**

Thameside Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band C

**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**

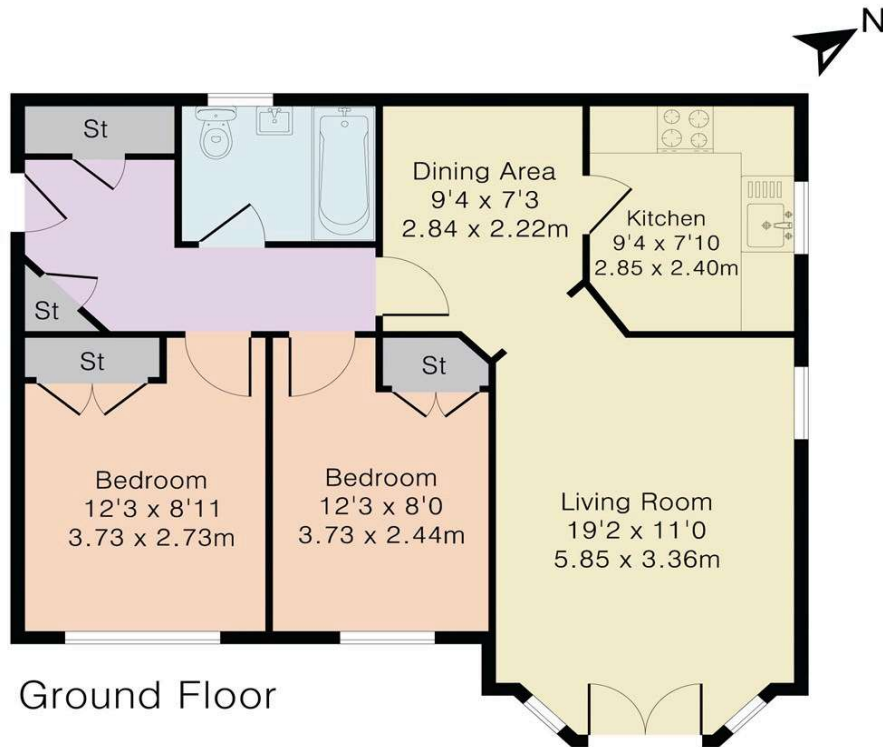
Energy Rating C

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/9340-2288-1400-2324-5385>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 670 sq ft - 62 sq m**



**LOCATION**

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

