

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MICHAELS CHASE, CAVERSHAM READING, RG4 5HL

£375,000

Modern elegance on Michaels Chase - Stylish two bedroom and two bath south facing apartment benefiting from plenty of natural light and warmth, with private road access and allocated residents parking. Within a 10 minute walk of Caversham centre and 20 minute walk of Reading main railway station. SHARE OF FREEHOLD - 993 Years

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

This property is located off Derby Road, which is a private tree lined road that is maintained by the residents of Derby Road. More information can be found at www.derbyroad.co.uk

COMMUNAL ENTRANCE HALL

Telephone entry system, staircase to first floor, personal front door to

RECEPTION HALL

Spacious reception hall with built in cupboards

**LIVING/DINING ROOM**

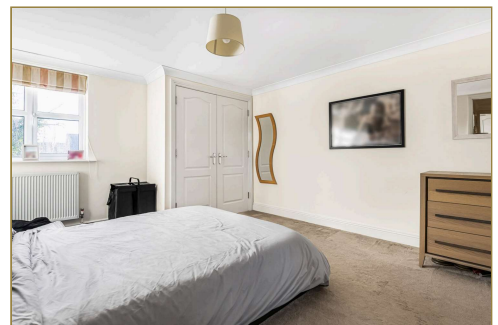
16ft by 16ft light living area, wonderfully decorated, with space for dining area

**KITCHEN**

10ft by 8ft separate kitchen with built in fridge freezer, oven, hob and dishwasher

**BEDROOM ONE**

Large dual aspect master bedroom with built in wardrobes and access to the ensuite



EN SUITE SHOWER ROOM

Large ensuite shower room



BEDROOM TWO

10ft by 9ft double bedroom



BATHROOM

Modern family bathroom with shower over bath



OUTSIDE

Well maintained communal gardens tended under the maintenance agreement



PARKING

Allocated parking space together with 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, left into Moss Close and then left into Michaels Chase

TENURE

Leasehold

Share of block freehold

Original lease - 999 years

Lease remaining - 993 years

Maintenance charge - £150 per month

Ground rent - N/A

APPROXIMATE MONTHLY RENTAL VALUE

£1,650

SCHOOL CATCHMENT

The Hill 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 over 2,500 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

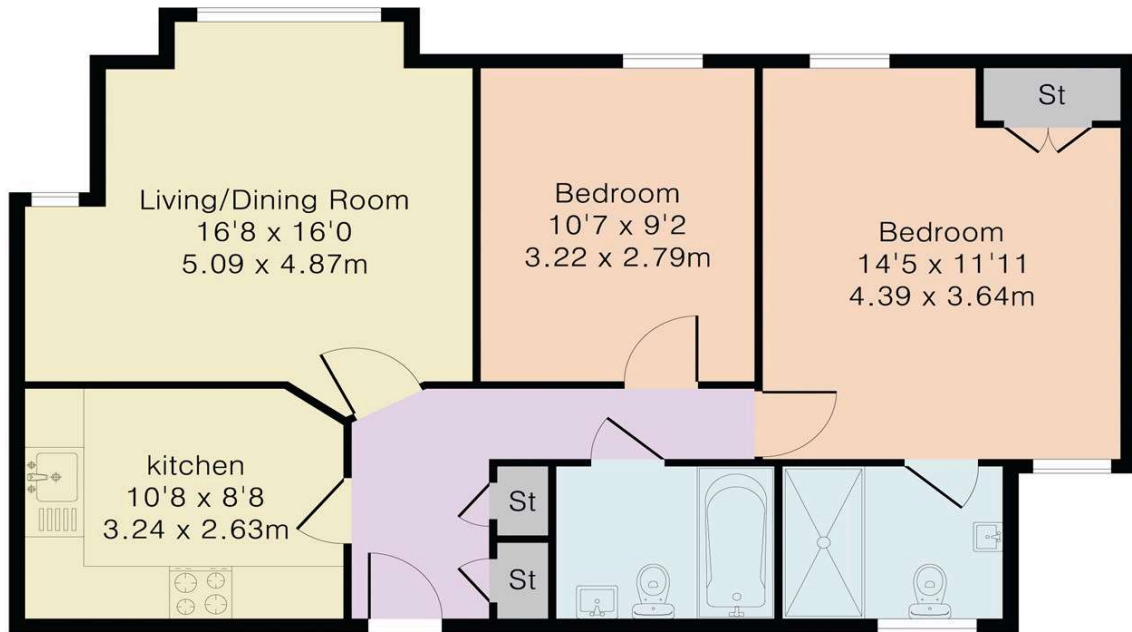
Energy Rating B

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/9649-3046-7202-9415-8204>

FLOOR PLAN

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

Approximate Gross Internal Area 730 sq ft - 68 sq m



First Floor

LOCATION

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

