

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MEAD CLOSE, CAVERSHAM READING, RG4 5LQ Price Guide £215,000

A spacious top floor two bedroom apartment conveniently situated approx. one mile from both Caversham village centre and Reading station. Presented in good order with gas radiator central heating, forming an ideal first time or investment purchase. NO CHAIN

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

Hallway with telephone entry system and staircase to top floor

PERSONAL FRONT DOOR TO RECEPTION HALL

With radiator, access to loft space and large built in storage cupboard housing meters, further built in airing cupboard with water heater and slatted shelving

**LIVING/DINING ROOM**

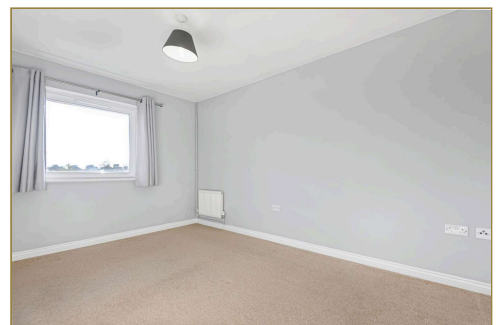
With frontal aspect window together with large double glazed French doors to Juliette balcony, two radiators, natural areas for living and dining

**THROUGH TO FITTED KITCHEN**

Frontal aspect double glazed window, 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 edge work surfaces and tiled surrounds. Inset four ring gas hob with extractor hood above and integrated oven below. Plumbing for washing machine and dishwasher, further appliance space for fridge/freezer. Neatly fitted gas boiler

**BEDROOM ONE**

With rear aspect double glazed window and radiator



BEDROOM TWO

With rear aspect double glazed window and radiator



BATHROOM

Comprising twin gripped bath with mixer tap and shower attachment, wash hand basin, W.C., matching tiled walls and heated towel rail



OUTSIDE

Communal grounds tended under the maintenance agreement with bike shed

PARKING

Allocated parking space



DIRECTIONS

From central Caversham proceed south along Prospect Street, at the mini roundabout turn left into Gosbrook Road proceed to the very end, turn left into Star Road, turn right into Amersham Road and right into Mead Close

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

TENURE

Leasehold

LEASE DETAILS

Original lease: 125 years
Lease remaining: 108 years
Service Charge: £60.87 per month

APPROXIMATE MONTHLY RENTAL VALUE

£1,250

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

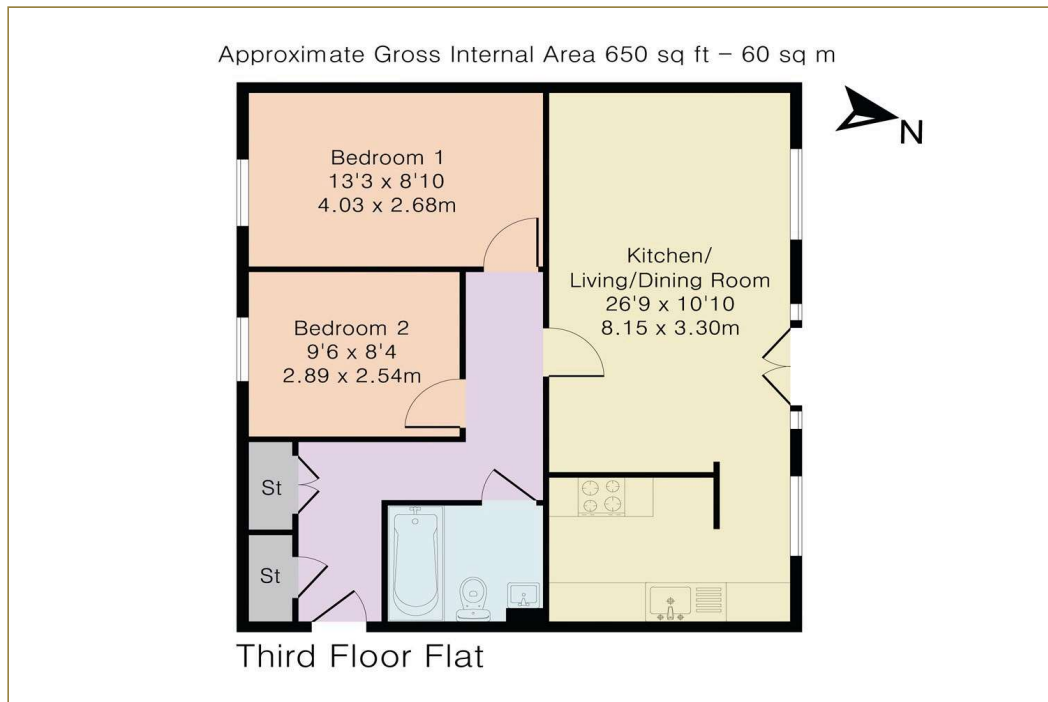
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROXIMATE SQUARE FOOTAGE

650sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

FLOOR PLAN

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



LOCATION

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

