

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### ACADEMY COURT, CHURCH STREET CAVERSHAM, READING RG4 8AU

**£225,000**

A super one bedroom first floor flat set in this secure courtyard development of just eight flats. Literally located in the centre, just off Church Street and only a 17 minute walk to Reading Station. Nicely designed open plan living with underfloor heating. No onward chain

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

Security gateway leading to front door opening on to



## ENTRANCE LOBBY

Communal entrance hall and personal front door to apartment

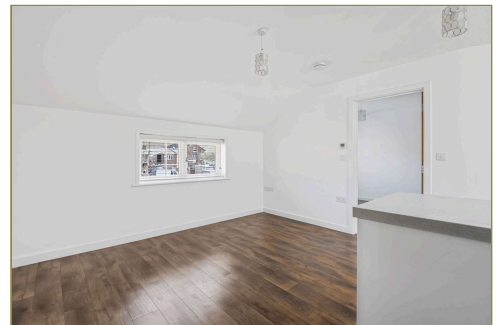
## KITCHEN/LIVING/DINING ROOM

17'2 (5.23m) max x 12'4 (3.76m)

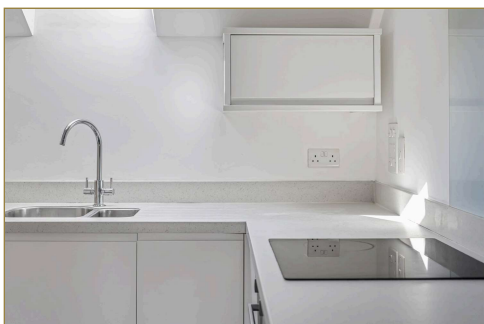
Open plan to kitchen with wood floors, under floor heating and windows to front



LIVING AREA front aspect, wooden flooring



KITCHEN fitted with worktops, sink unit, range of cupboards and drawers, inset electric hob, fitted electric oven and stainless steel extractor. Integrated fridge/freezer and washing machine





### **DOUBLE BEDROOM**

9'7 (2.92m) x 9'0 (2.74m)

With front aspect double-glazed windows, under floor heating and fitted wardrobes



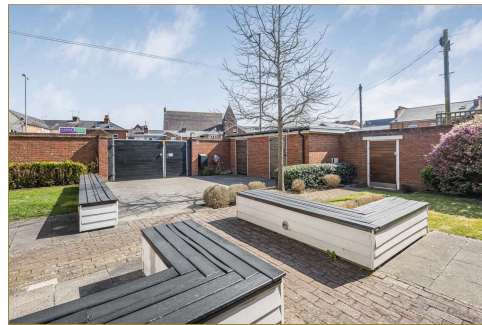
### **BATHROOM**

Three piece suite comprising bath, W.C., fitted wash hand basin, chrome towel radiator, Velux style window



### **OUTSIDE**

Communal area with seating and useful bike store with coded entry



### **NOTE**

Parking permits are available in Chester Street car park - subject to availability through Reading Borough Council

### **DIRECTIONS**

The property can be accessed via Chester Street Car Park and there is further pedestrian access from Church Street

### **TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 110 years

Ground rent - £125.00 per annum

Service charge - £533.45 per six months

### **COUNCIL TAX**

Band B

**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**

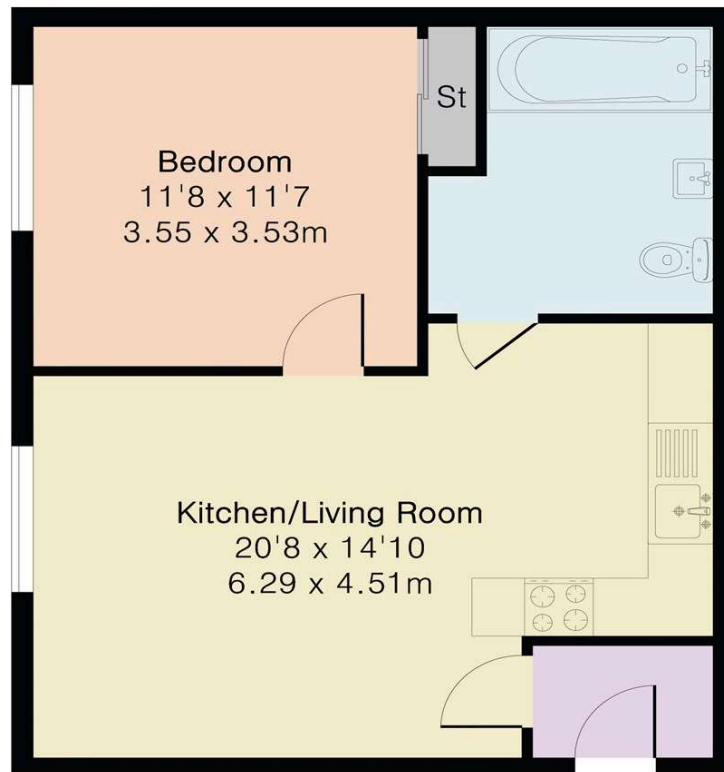
Energy Rating C

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/0749-0931-5209-7500-0200>

**FLOORPLAN**

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

**Approximate Gross Internal Area 514 sq ft - 48 sq m**



**LOCATION**

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

