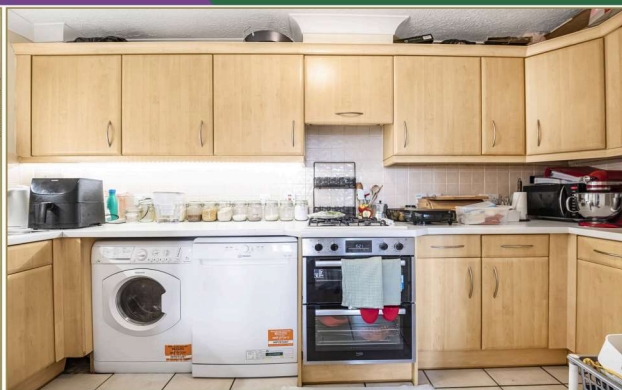


# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **TAMESIS PLACE, CAVERSHAM READING, RG4 8ET**

**£325,000**

A spacious two bedroom, two bathroom first floor apartment built by Messrs. T A Fisher peacefully and conveniently positioned at the end of a cul-de-sac towards Christchurch Meadows and River Thames, approximately 1/4 mile from Reading railway station and Caversham centre. Forming an ideal first time or investment purchase. The property benefits from undercroft parking

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**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**

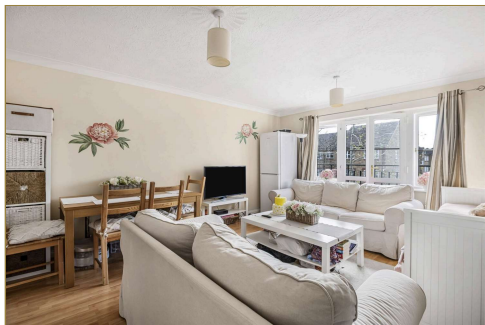
With telephone entrance system, staircase to first floor and personal front door to

**RECEPTION HALL**

With built in cloaks cupboard, entry phone system, radiator, airing cupboard housing hot water tank with shelving

**LIVING/DINING ROOM**

Rear aspect with Juliet balcony and integrated French doors, further side aspect double glazed window, radiator

**FITTED KITCHEN**

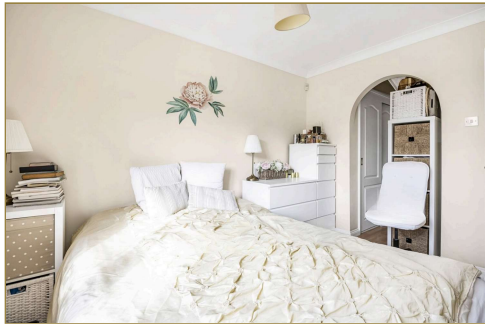
Comprising stainless steel sink unit with cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring gas hob with extractor above and integrated oven below, further integrated washing machine and fridge/freezer, ceramic tiled floor





**BEDROOM ONE**

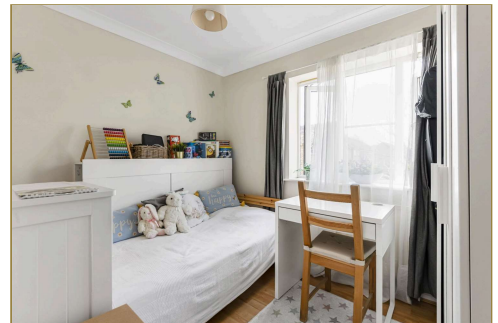
With double glazed window and radiator, dressing area with built in wardrobe

**EN SUITE SHOWER ROOM**

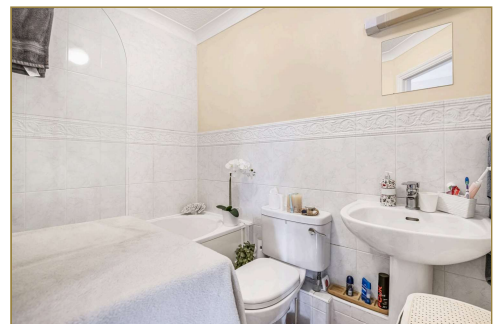
Comprising tiled shower cubicle, wash hand basin, low level W.C., towel rail, radiator, rear aspect obscure double glazed window

**BEDROOM TWO**

With rear aspect double glazed window, radiator

**BATHROOM**

Comprising bath with shower unit above, wash hand basin, W.C., tiled walls and extractor fan



## **PARKING**

The communal areas are tended under the maintenance agreement, with secure undercroft parking space



## **DIRECTIONS**

From central Caversham proceed along Gosbrook Road, turn right into Patrick Road and proceed into Tamesis Place

## **TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 99 years

Ground rent - £300 per annum

Service charge - £1,500 per annum approx.

## **APPROXIMATE MONTHLY RENTAL VALUE**

£1,550

## **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

## **SCHOOL CATCHMENT**

Thameside Primary School

Highdown Secondary School

## **COUNCIL TAX**

Band C

## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

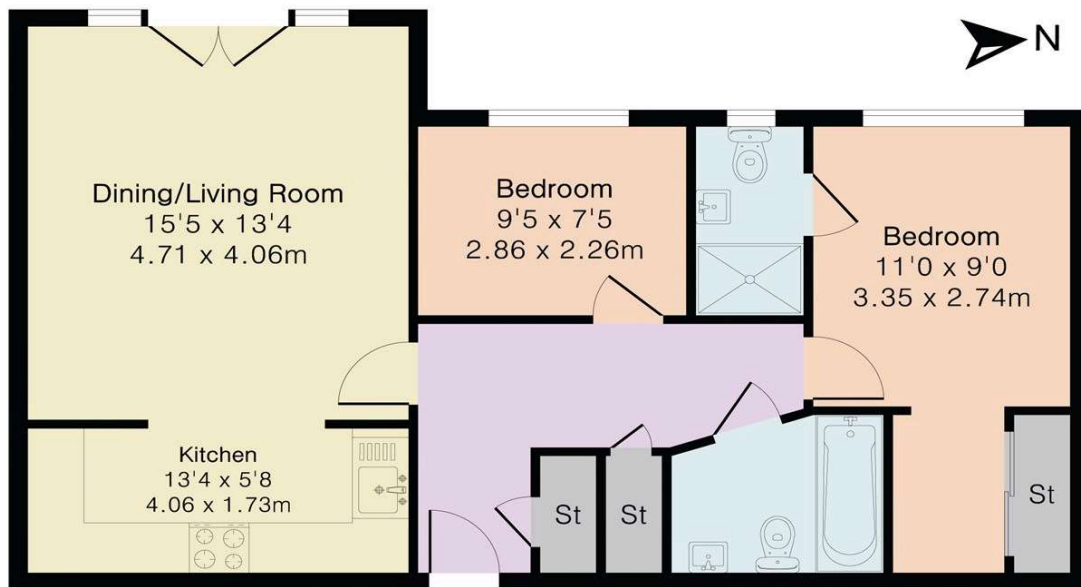
Energy Rating B

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/0470-3048-6204-6755-7200>

**FLOORPLAN**

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

**Approximate Gross Internal Area 691 sq ft - 64 sq m**



First Floor Flat

**LOCATION**

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

