

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**DERBY ROAD, CAVERSHAM  
READING, RG4 5HE**

**£315,000**

An attractive two bedroom top floor apartment set in this former Victorian residence along the highly sought-after, private Derby Road. Positioned only half a mile of Caversham centre & just over one mile to Reading mainline station. Benefits from share of freehold, allocated parking and new roof completed in March 2025. No onward chain.

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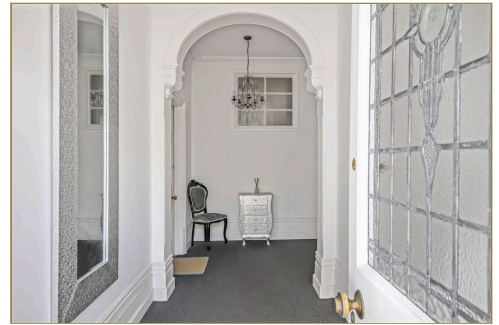
**SITUATION**

Caversham is situated just North of the River Thames, offering a vast array of shops, bars and restaurants, together with excellent schooling. Reading station servicing London (Paddington 25 minutes) is within a mile of Caversham Bridge and will be further complemented with the imminent arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham gym and Rivermead Sports Complex just over Caversham bridge.

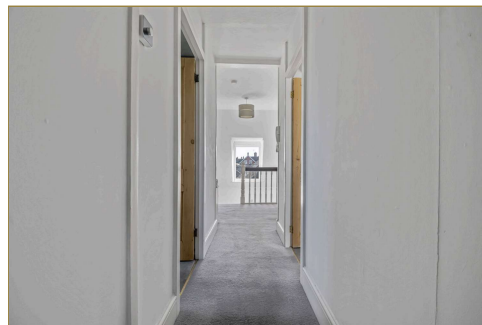
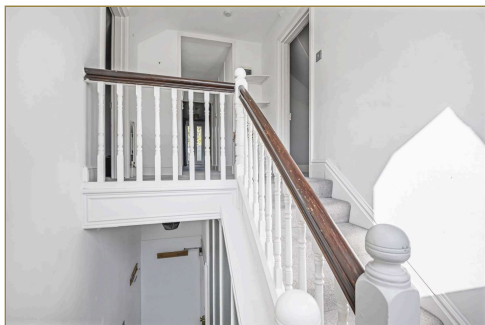
Derby Road is a designated private road and has a well run residents association and all details can be found on their website - [www.derbyroad.co.uk](http://www.derbyroad.co.uk)

**COMMUNAL ENTRANCE HALL**

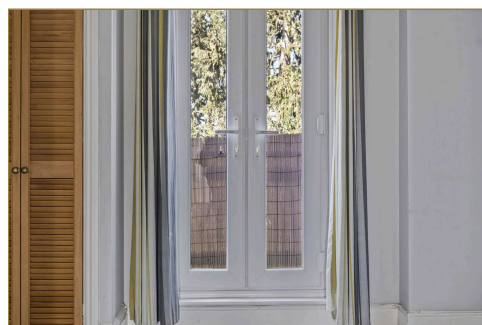
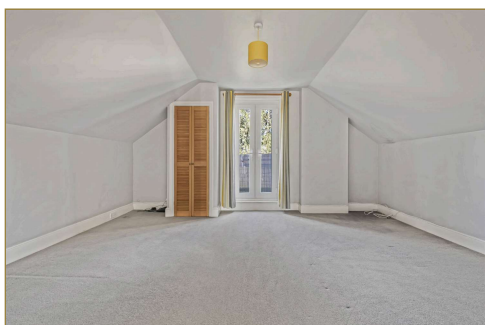
Telephone entry system. Staircase to first floor and personal front door.

**RECEPTION HALL**

Internal staircase leading to spacious reception hall. Radiator. Side aspect double glazed window

**LIVING/DINING ROOM**

Side aspect double glazed French doors opening to outside sun terrace, South West Facing. Radiator. Boiler cupboard housing boiler.





**KITCHEN**

Front aspect double glazed window. Fitted kitchen comprising single drainer and stainless steel sink, mixer tap and cupboard under. Range of floor standing and wall mounted eye level units with roll edge worktops. Tiled surrounds. Inset electric four ring hob, overhead extractor fan and integrated oven below. Plumbing for washing machine and appliance space for fridge and freezer. Radiator.

**BEDROOM ONE**

Front aspect double glazed window. Radiator.

**BEDROOM TWO**

Rear aspect double glazed window. Radiator.

**BATHROOM**

Rear aspect, twin double glazed windows. Spacious suite comprising twin grip bath with mixer tap and shower attachment. Wash hand basin. WC. Radiator. Tiled surrounds.

**OUTSIDE**

To the rear of the property are well maintained communal gardens, predominantly laid to lawn with surrounding mature and established trees and evergreens.



### **PARKING**

One allocated parking space - located at the front of the building, additional on Derby Road available.



### **APPROXIMATE SQUARE FOOTAGE**

926sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

### **LEASE INFORMATION**

Original lease - 99 years

Lease remaining - 66 years (to be increased on sale - no restrictions on extension to 999 years)

Service charge £150 per month

Ground rent - nil

Share of freehold - there are five flats that are part of the freehold

### **SCHOOL CATCHMENT**

The Hill Primary

Highdown School and Sixth Form Centre

### **COUNCIL TAX**

Band C

### **SOCIAL MEDIA**

Find out about local news, our views and all things property on our facebook, instagram and twitter pages.

### **FREE MORTGAGE ADVICE**

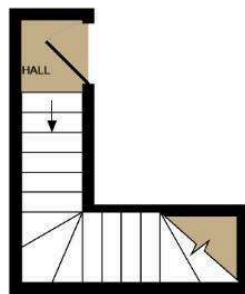
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800.

### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

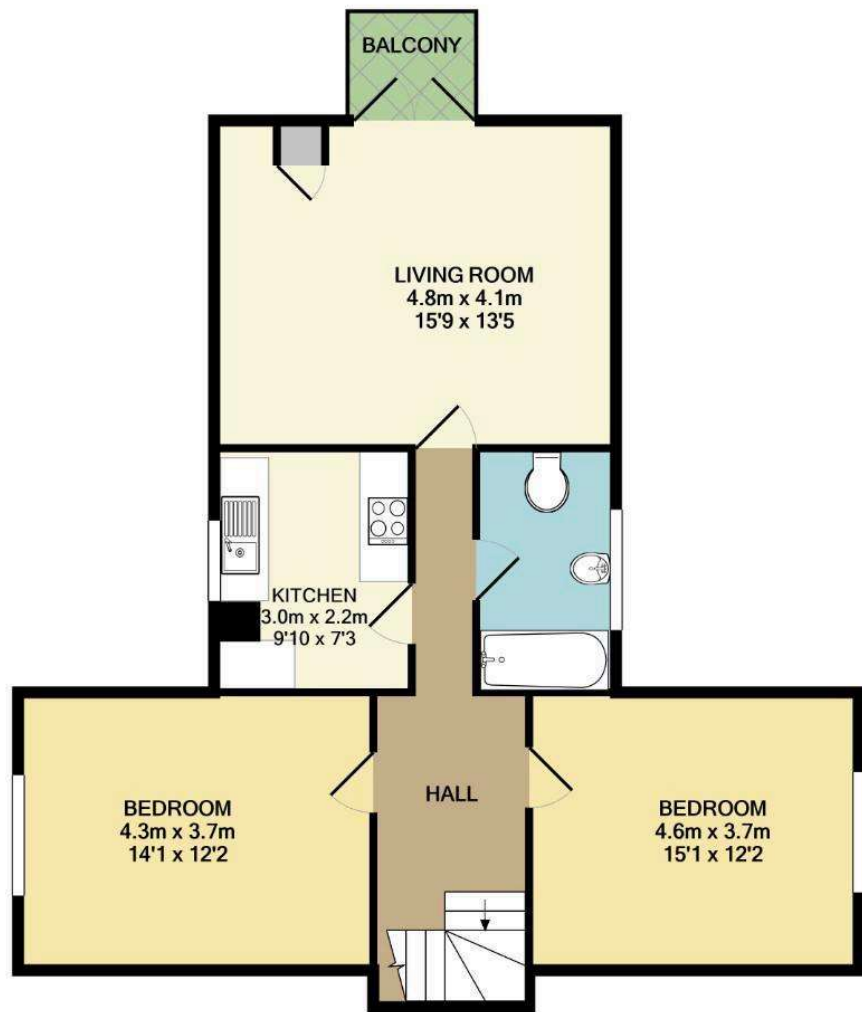
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8748-7724-5870-4750-5976>

**FLOORPLAN**

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



ENTRANCE FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCATION**

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

