FARMER & DYER
RESIDENTIAL SALES & LETTINGS

SEND ROAD, CAVERSHAM
READING, RG4 8EH

£215,000

An excellent opportunity to purchase this top floor apartment set in this Victorian conversion and situated an approx. 15 minute walk to Reading mainline station. Includes 15ft living room, 20ft 'L' shaped kitchen/breakfast room, 15ft bedroom, modern bathroom and one allocated residents parking space. This property has a share of the freehold. No onward chain

COMMUNAL ENTRANCE HALL
With decorative tiled floor and stairs to top floor

ENTRANCE HALL
Large storage cupboard

LIVING ROOM
15' (4.57m) x 14' (4.27m)
Rear aspect with radiator and loft storage access

KITCHEN/BREAKFAST ROOM
20' (6.1m) x 13' (3.96m)
'L' shaped room - kitchen fitted with worktops and cupboards, space for fridge, plumbing for washing machine, two side aspect windows

Breakfast area - with feature dormer front window, space for table, radiator,

BEDROOM
15' (4.57m) x 14' (4.27m)
15ft bedroom with front aspect window, radiator, built in cupboard including recently fitted gas boiler

BATHROOM
Modern three piece suite comprising: shower bath, pedestal wash hand basin, w.c, chrome towel radiator and tiled floor

OUTSIDE
There is a residents parking area with one parking space allocated to this apartment. There is a small area of grounds that are maintained under the maintenance agreement.

TENURE
Leasehold

The residents collectively own the freehold of the property

Original lease - 999 years
Lease remaining - 997 years
Maintenance charge - £179 per quarter
Ground rent - N/A

APPROXIMATE MONTHLY RENTAL VALUE
£1,095

www.farmeranddyer.com
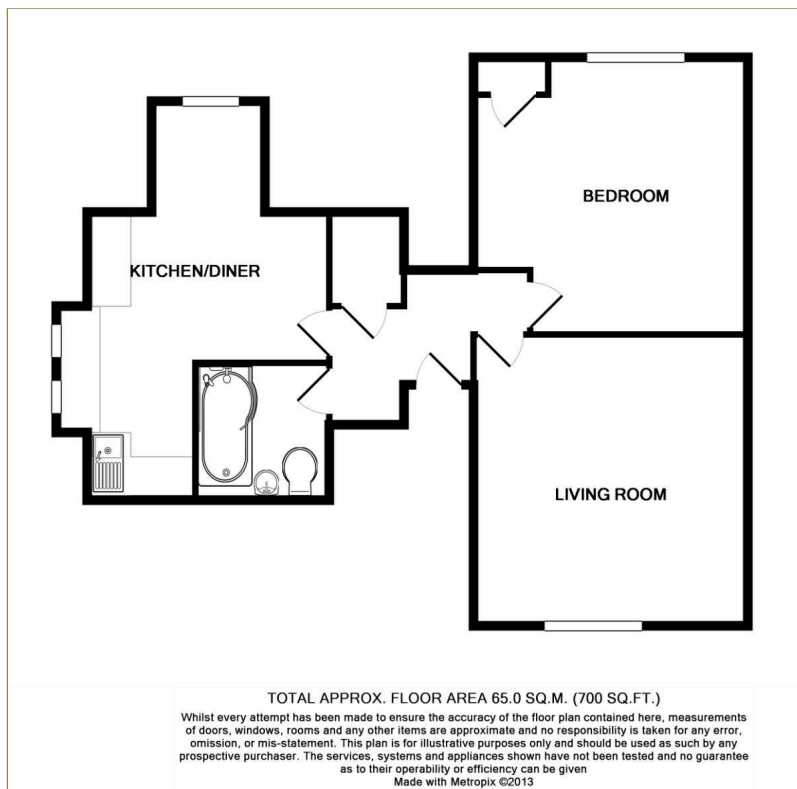
COUNCIL TAX
Band B

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT
Energy Rating D

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/0141-3029-2208-8217-1204

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

TOTAL APPROX. FLOOR AREA 65.0 SQ.M. (700 SQ.FT.)

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