

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **PRIORY COURT, 1 PRIORY AVENUE CAVERSHAM, READING, RG4 7SN**

**£150,000**

A sought after one bedroom ground floor retirement flat situated in this popular development right in the centre of Caversham. Within minutes walk of bus stops, Waitrose, pharmacy, River Thames and the delightful Caversham Court Gardens. Includes own personal door to communal rear garden, residents lounge and emergency pull cords for assistance. Available to view

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## BACKGROUND

Priory Court is a retirement development that consists of 27 apartments and is exclusively for residents aged 65 years or over where, subject to availability, there is a part time manager on site. Each flat along with the communal areas have a 24hour emergency call system. Extra features include a residents lounge area with kitchen and a guest suite available for relatives staying over night, subject to booking



## COMMUNAL ENTRANCE

With secure remote entry system. Lift available to first and second floors

## ENTRANCE HALL

With built in airing/storage cupboard, alarm system, emergency pull cord



## LIVING/DINING ROOM

17ft room with its own personal door leading to rear communal garden, feature fireplace with electric fire, storage heater, emergency pull cord, double doors to:



## KITCHEN

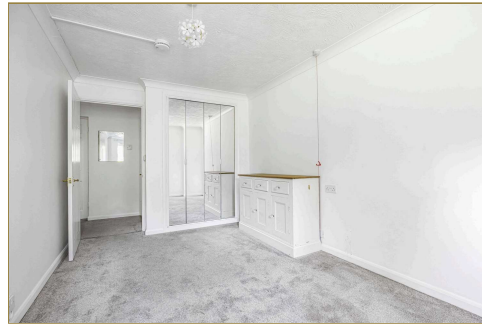
Modern fitted units with worktops, sink and cupboards, Electrolux electric oven, fitted electric hob with stainless steel splashback and extractor hood over, plumbing for washing machine, space for fridge and separate freezer, emergency pull cord, rear aspect





## **BEDROOM**

Rear aspect, built in mirror fronted wardrobes, storage heater, emergency pull cord



## **BATHROOM**

Refitted modern bathroom suite comprising: panelled bath with shower facility, w.c, wide wash hand basin with cupboard below, tiled walls



## **COMMUNAL GROUNDS**

Lawned grounds and shrubs all tended under the maintenance agreement



## **RESIDENTS PARKING**

There is a residents parking area to the front which includes visitor parking.



## **TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 99 years

Ground rent - £679.58 per annum

Service charge - £3,640.00 per annum

**COUNCIL TAX**

Band C

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

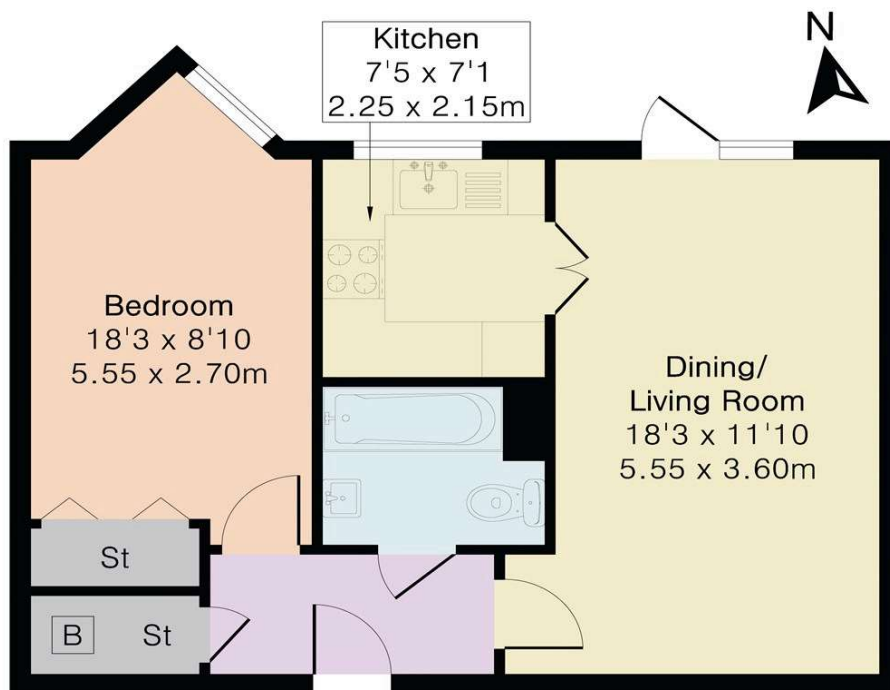
Energy Rating C

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/2215-9281-0124-3918-8317>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 497 sq ft - 46 sq m**



Ground Floor

**LOCATION**

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

