

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



REGENCY HEIGHTS, CAVERSHAM READING, RG4 7RH

£230,000

A superb two bedroom retirement cottage for over 55's set in a renowned complex in the heart of Caversham Heights, within extensive well maintained communal grounds, presented in excellent decorative order. Two bedrooms, garage and parking

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

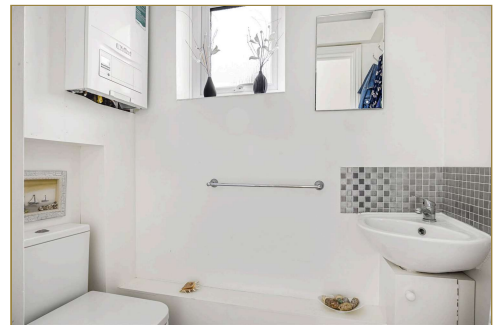
Covered entrance porch and front door to

RECEPTION HALL

With radiator, assistance cord

**CLOAKROOM**

With W.C., wash hand basin, wall mounted gas boiler, radiator and side aspect obscure double glazed window

**KITCHEN**

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces, contrasting tiled surrounds, inset four ring electric hob with extractor hood above and oven below, plumbing for washing machine and dishwasher, further appliance space for fridge/freezer, with front aspect double glazed window



LIVING/DINING ROOM

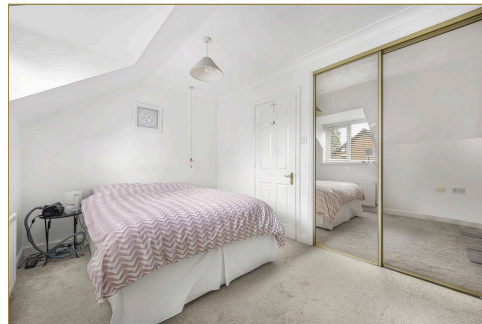
With rear aspect double glazed sliding patio doors to personal patio and communal gardens, electric heater and radiator, understairs alcove

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING WITH STAIRLIFT**

Access to loft space above, radiator

BEDROOM ONE

With front aspect double glazed window, radiator, assistance cord and built in double wardrobe with mirror fronted sliding doors

**BEDROOM TWO**

With rear aspect double glazed Velux window, built in storage cupboard

SHOWER ROOM

Spacious fully tiled corner shower, wash hand basin, W.C., contrasting tiled walls, heated towel rail, extractor fan



OUTSIDE

At the rear of the property is direct access to personal patio area, opening onto extensive level communal lawned gardens with interspersed trees, excellent seclusion with allotment options for residents to the rear

**GARAGE**

There is also a garage to the front with off road parking (centre garage)

**DIRECTIONS**

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street, at traffic lights turn right into Church Road and continue up St. Peters Hill into the Woodcote Road, Regency Heights will be found after approx. 1 mile on the right hand side. Vehicular access via Woodford Close

TENURE

Leasehold

Original lease - 159 years

Lease remaining - 120 years

Service charge - £3,620.16 per annum

Ground Rent - £364.54 per annum

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of 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

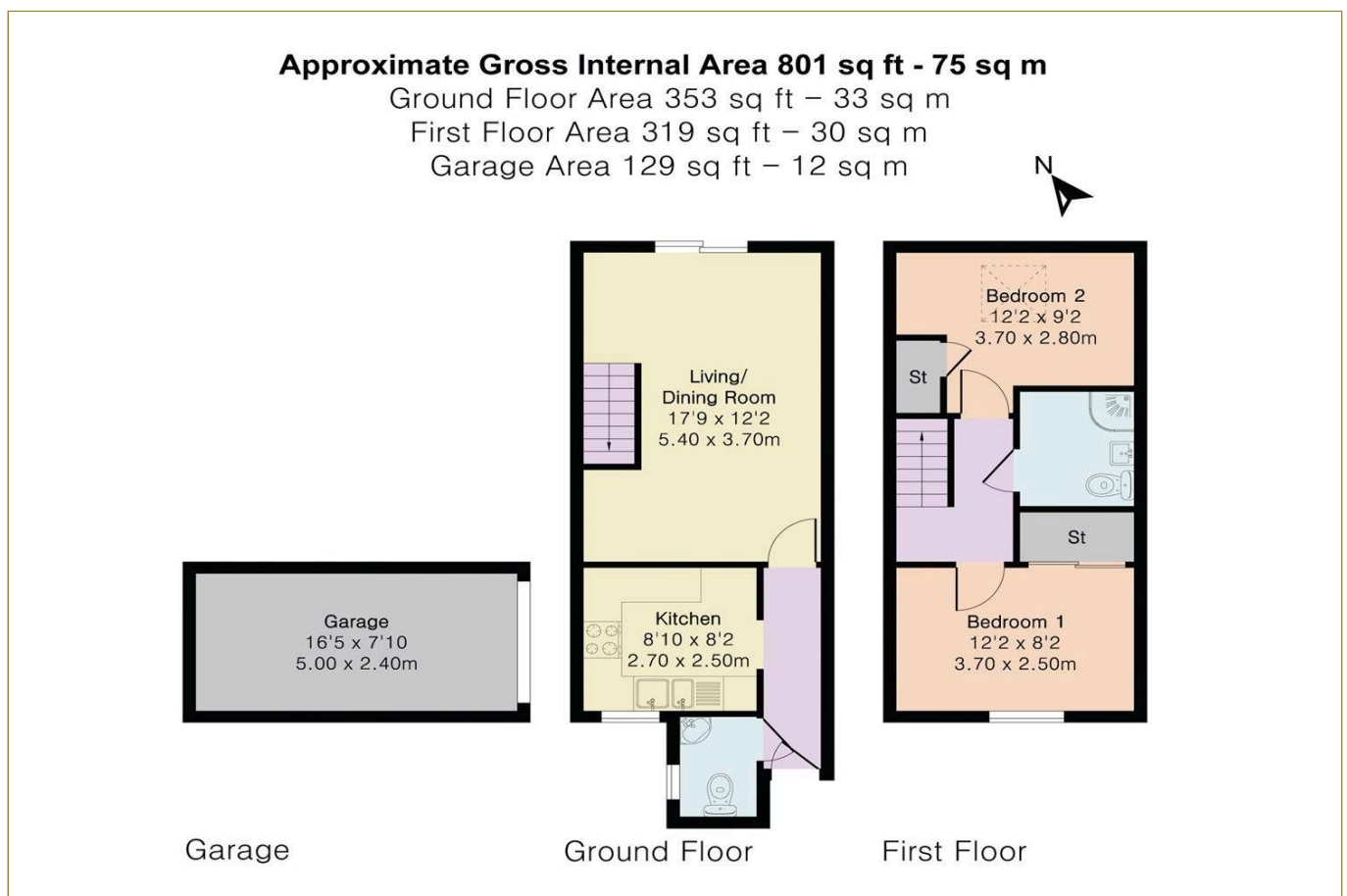
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9288-4086-7221-6508-3904>

FLOOR PLAN

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



LOCATION

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

