

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM
READING, RG4 8BT**

£225,000

A delightful one bedroom first floor apartment positioned in the centre of Caversham and built by Messrs. T A Fisher. Providing excellent first time or investment purchase, includes fitted kitchen with fully integrated appliances, double bedroom with built in double wardrobe, separate bathroom. Just steps away from shops and amenities, River Thames and Reading station within half a mile

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

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

COMMUNAL ENTRANCE HALL

With telephone entry system, staircase to first floor, personal front door to

SPACIOUS RECEPTION HALL

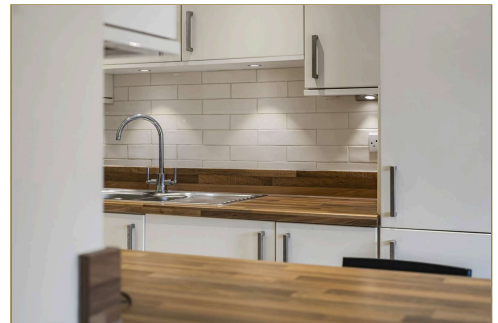
With large built in storage cupboard

**LIVING/DINING/KITCHEN**

Spacious open plan room with natural segregations, dual aspect with double glazed windows, radiator, built in storage cupboard housing gas boiler

**KITCHEN AREA**

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units, laminated work surfaces and surrounds, inset 4-ring gas hob with extractor hood above and double oven below, integrated washing machine, slimline dishwasher and fridge/freezer, concealed lighting, ceramic tiled floor

**DOUBLE BEDROOM**

Twin front aspect double glazed windows, radiator and built-in double wardrobe



BATHROOM

Comprising twin grip bath with independent shower unit over and shower screen, inset wash hand basin with cupboard below, W.C., ceramic tiled surrounds and floor, heated towel rail, extractor fan

**COMMUNAL GARDEN**

Outside are fully enclosed communal gardens tended under the maintenance agreement, with bike store to the rear

**NB**

There is no associated parking with this property

TENURE

Leasehold

Original lease - 150 years

Lease remaining - 138 years

Ground rent - £150 per annum

Service charge - £1,500 per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,195

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

COUNCIL TAX

Band B

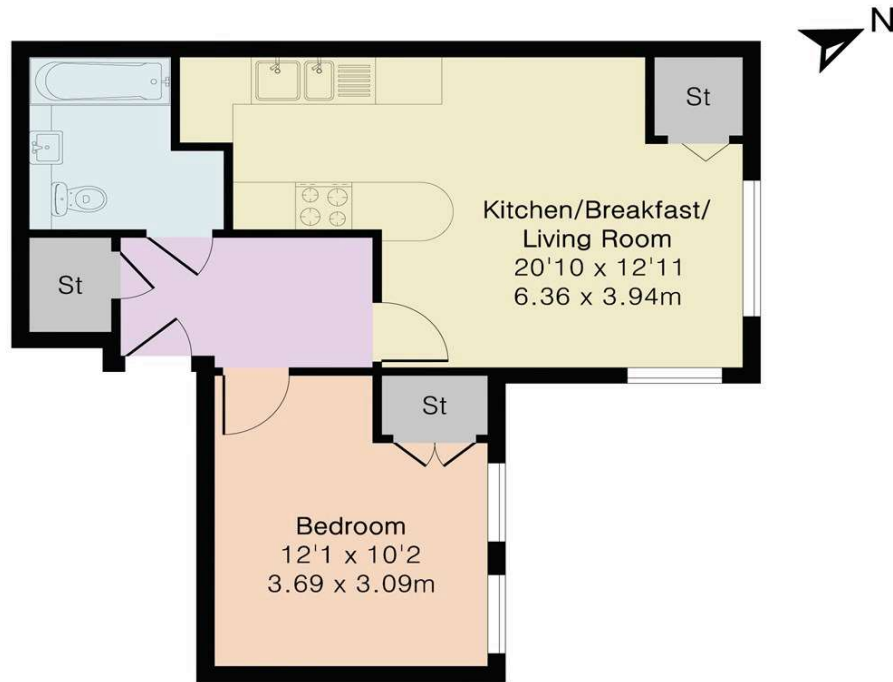
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/5907-6726-4010-3816-0226>

FLOOR PLAN

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

Approximate Gross Internal Area 461 sq ft - 43 sq m



First Floor

LOCATION

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

