

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



FIELD VIEW, CAVERSHAM READING, RG4 5HD £250,000

A top floor two bedroom apartment situated in this delightful location and a 30 minute walk from Reading station. Private road position with allocated parking and available with no onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

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

COMMUNAL ENTRANCE HALL

With lighting and heating, rooftop access to two drying areas

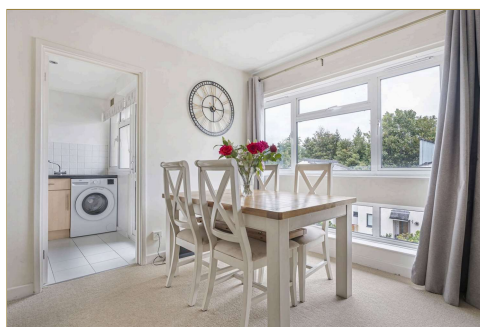
**ENTRANCE HALL**

Three sets of cupboards, entry phone intercom, hatch to loft space

LIVING/DINING ROOM

17'1 (5.21m) x 11'11 (3.63m)

Side aspect double glazed window, radiator, two wall light points, door to



KITCHEN

10'6 (3.2m) x 6'8 (2.03m)

Fitted to include single drainer sink unit, inset roll edge worksurfaces with range of eye and base units and drawers, built in 4-ring electric hob with Bosch stainless steel canopy over and Smeg electric oven below, tiled floor, side aspect double glazed doors to small balcony with railings

**BEDROOM ONE**

11'7 (3.53m) x 10'2 (3.1m)

Rear aspect double glazed window, radiator

**BEDROOM TWO**

10'8 (3.25m) x 7'3 (2.21m)

Rear aspect double glazed window, radiator, built in storage cupboard with shelving



BATHROOM

Three piece suite comprising panelled bath with separate shower and glass screen deflector, pedestal wash hand basin, low level W.C., chrome towel radiator, built in cupboard housing combination gas boiler, spotlights, tiled floor

**COMMUNAL GROUNDS**

Well tended communal grounds

**PARKING**

Residents parking

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into the Peppard Road, turn right into Derby Road and right into Field View

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 112 years

Service charge - £2,000 per annum approx.

Ground rent - £100 per annum

Private Road Contribution - £52.50 per annum

SCHOOL CATCHMENT

The Hill Primary School

Highdown Secondary School

COUNCIL TAX

Band B

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/9320-2964-8200-2422-0111>

FLOORPLAN

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



TOTAL APPROX. FLOOR AREA 60.0 SQ.M. (646 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

