

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£190,000

A smart studio flat, completely redesigned and set with brand new fittings including kitchen, bathroom suite and flooring. The property includes gas central heating and is well positioned in central Caversham, literally a minutes walk to Waitrose and only 5 minutes to the River Thames and parkland. Reading station is a 15 minute walk. Available with no onward chain

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

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SITUATION

This property is a short walk from local amenities including the public library, doctors, surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

ENTRANCE

With own personal external front door

LIVING/DINING/KITCHEN

Measuring approx. 24ft in length with laminate flooring and radiator



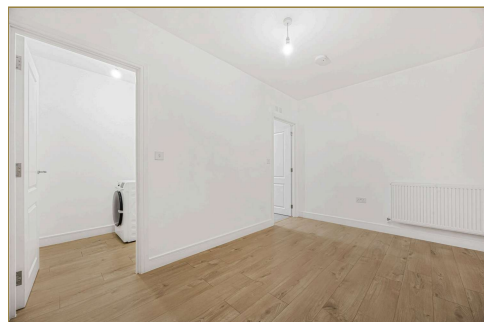
Kitchen area - Granite worktops with inset sink, Bosch electric hob with concealed Bosch extractor hood and Bosch oven, range of cupboards and drawers, integrated dishwasher, integrated fridge freezer



Through to:

BEDROOM AREA

Laminate flooring, radiator, door to walk in wardrobe/storage including gas boiler and plumbing for washing machine



SHOWER ROOM

Brand new suite with quality fittings comprising: walk in double width shower with overhead shower, w.c, fitted wash hand basin with drawer under, chrome towel radiator, large backlit mirror, tiled floor and walls. Rear aspect window



NOTE

There is no parking available with this property

TENURE

Leasehold

Original lease - 250 years

Lease remaining - 250 years

Ground rent - £ 0 per annum

Service charge - £682.91 per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,100

COUNCIL TAX

To be confirmed

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/1123-2865-9762-8109-1906>

FLOOR PLAN

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

Approximate Gross Internal Area 550 sq ft - 51 sq m



Ground Floor

LOCATION

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

