

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£205,000

A superb one bedroom flat with its own separate entrance located in central Caversham and only a 15 minute walk along the River Thames towpath to Reading station. Includes brand new kitchen and bathroom and featuring gas central heating. Includes 32ft open plan living/dining/kitchen, bedroom and shower room. 250 year lease. Available for viewings 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

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

Accessed via own separate external door

LIVING/DINING/KITCHEN

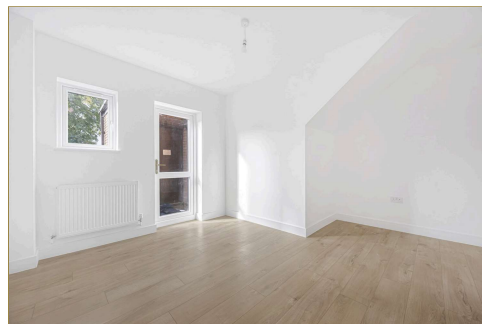
32ft in length with two radiators and front aspect



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

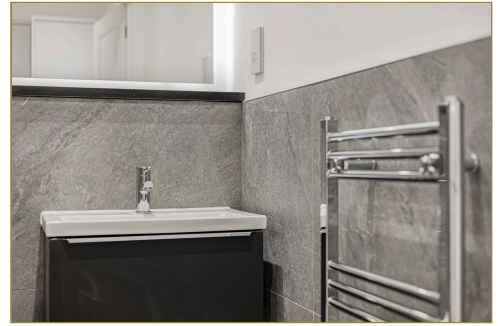
**SEPARATE BEDROOM**

With rear aspect window and further rear glazed door, radiator, useful alcove area ideal for desk etc



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



NOTE

There is no parking available with this property

TENURE

Leasehold

Original lease - 250 years

Lease remaining - 250 years

Ground rent - TBC

Service charge - TBC

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

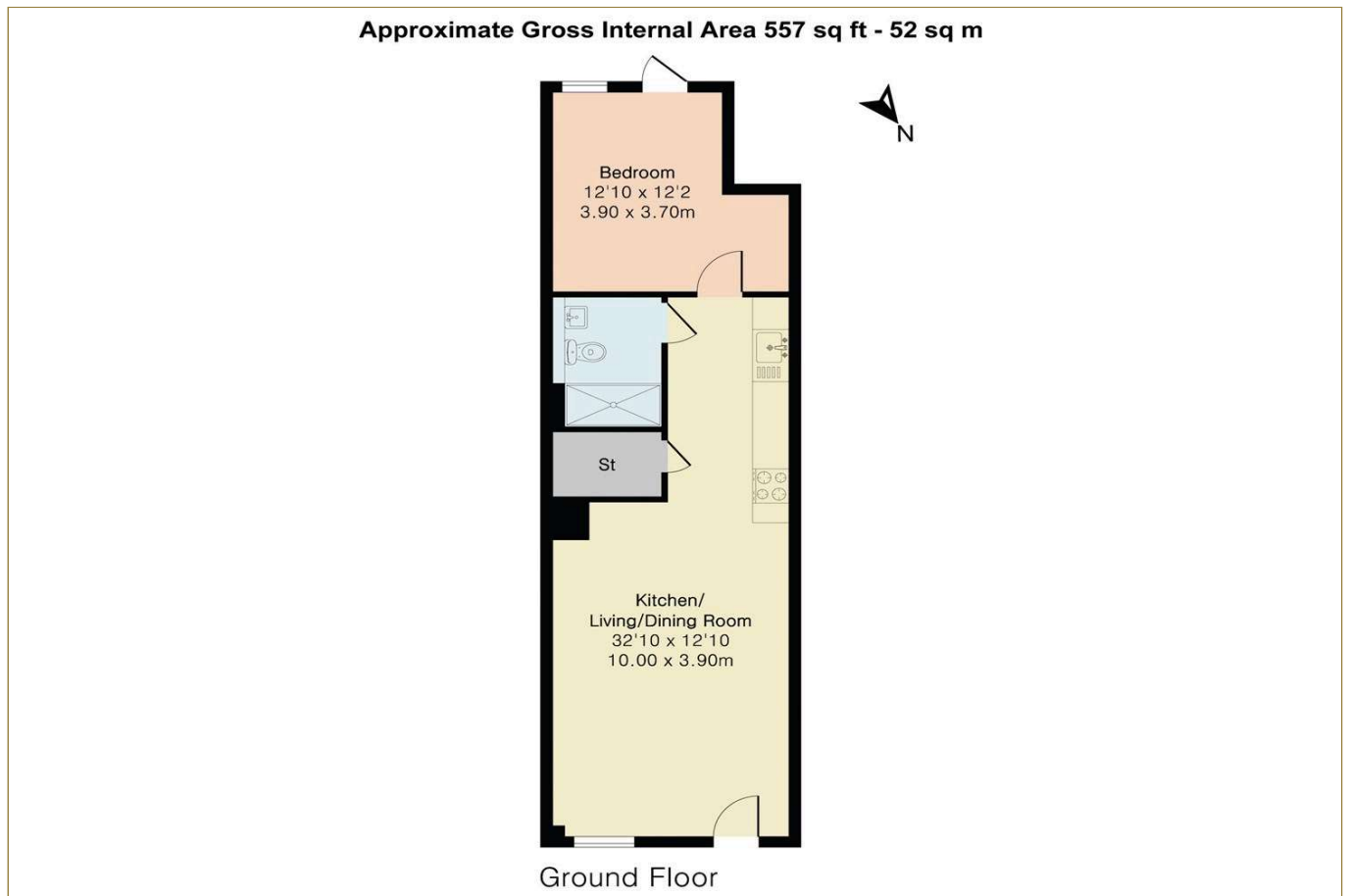
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2070-8009-0350-2003-1105>

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

