

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### LUSCOMBE CLOSE, CAVERSHAM READING, RG4 5LG

**£265,000**

A fine and spacious two bedroom first floor maisonette conveniently situated approximately one mile from both Caversham centre and Reading railway station, with high quality modern fittings including fitted kitchen and bathroom with double glazing and gas central heating. Forming an ideal first time or investment purchase, long lease and garage. No chain

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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**

uPVC front door with leadlight stained glass insert to

**ENTRANCE HALL**

With storage cupboard housing meters, slimline electric heater and staircase to first floor. Doorway to

**HALLWAY**

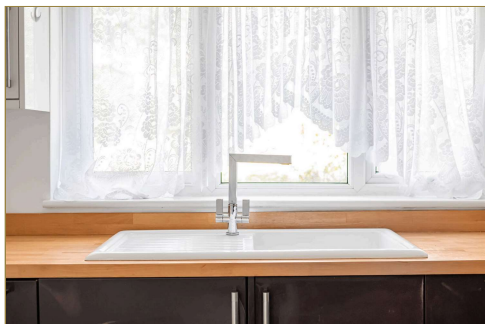
With radiator, access to loft space and built in storage cupboard housing gas boiler

**LIVING/DINING ROOM**

Dual aspect with double glazed windows, two radiators

**FITTED KITCHEN**

Comprising single drainer enamel steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level two tone units with contrasting work surfaces and surrounds, inset four ring electric hob with matching splash back and extractor hood above, integrated washing machine and dishwasher, further appliance space for fridge/freezer. Vertical radiator, tiled floor and rear aspect double glazed window





### **BEDROOM ONE**

With front aspect double glazed window, radiator, built in wardrobe



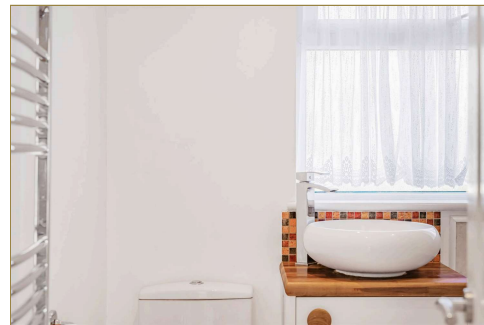
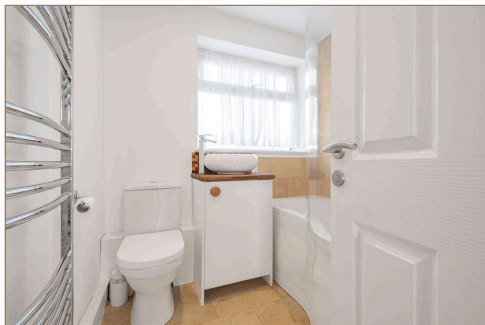
### **BEDROOM TWO**

With rear aspect double glazed window, radiator



### **BATHROOM**

Modern suite comprising shower bath with independent shower and glass deflector, wash stand with circular wash basin with cupboard space below, W.C., heated towel rail, tiled surrounds and floor, useful cupboard space and rear aspect double glazed window



### **OUTSIDE**

The property enjoys its own open front lawned garden with pathway to front door



### **GARAGE**

In nearby block

### **DIRECTIONS**

From central Caversham proceed north up Prospect Street at traffic lights fork right onto Henley Road, turn right into Donkin Hill, left into Lower Henley Road and right into Luscombe Close

## **TENURE**

Leasehold

Original lease - 999 years

Lease remaining - 935 years

Ground rent - £12.00 per annum

This cannot be increased as stated in the lease

## **SCHOOL CATCHMENT**

Thameside Primary School

Highdown School and Sixth Form Centre

## **COUNCIL TAX**

Band C

## **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/9360-2346-2590-2925-0625>

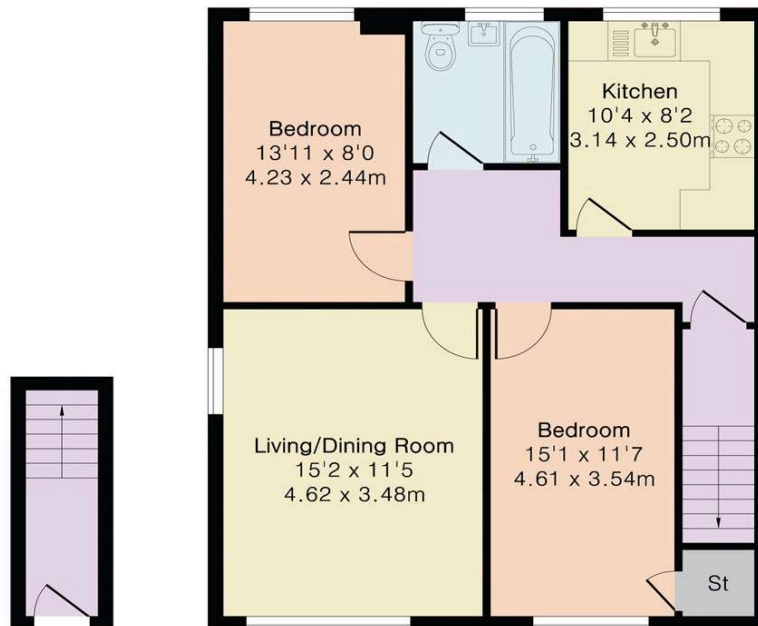
**FLOOR PLAN**

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

**Approximate Gross Internal Area 721 sq ft - 67 sq m**

Ground Floor Area 35 sq ft – 3 sq m

First Floor Area 686 sq ft – 64 sq m



Ground Floor    First Floor

**LOCATION**

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

