

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **FIELD VIEW, CAVERSHAM READING, RG4 5HD**

**£240,000**

A spacious one bedroom ground floor apartment includes modern fitted kitchen and gas central heating with the addition of residents parking. Set in a well maintained, peaceful complex of the private Derby Road with easy access to Caversham and Reading town centres. NO CHAIN

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**COMMUNAL ENTRANCE HALL**

Telephone entry system, personal front door through to

**RECEPTION HALL**

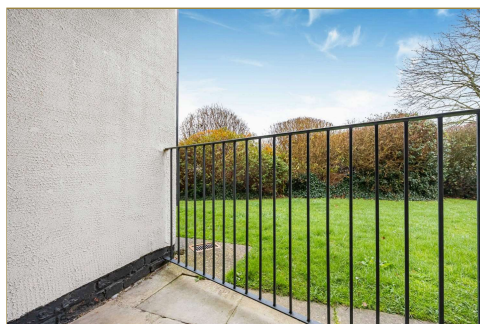
Entry phone, built in cloaks cupboard housing meters with cupboard space above

**LIVING/DINING ROOM**

Double glazed window, radiator, two wall light points

**KITCHEN**

Comprising single drainer stainless steel sink unit with cupboards under, further range of both floorstanding and wall mounted eye level units, laminated roll edge worksurfaces, tiled surrounds, gas hob with extractor hood above and oven below, plumbing for washing machine, space for fridge/freezer, ceramic tiled floor, double glazed window with matching double glazed door to personal enclosed patio area





**BEDROOM**

Naturally segregated bedroom and dressing area, radiator, double glazed window

**BATHROOM**

Comprising enamelled bath with shower and glass deflector, pedestal wash hand basin, low level W.C., tiled floor and surrounds, heated towel rail, airing cupboard housing gas boiler

**COMMUNAL GROUNDS**

Well maintained communal grounds tended under the maintenance agreement

**RESIDENTS PARKING**

Allocated parking space with additional visitors parking



## **AERIAL VIEW**



## **DIRECTIONS**

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

## **TENURE**

Leasehold

Original Lease - 125 years

Lease remaining - 112 years

Service Charge - £1,600 per annum

Ground Rent - £100 per annum

Derby Road Contribution - £52.50 per annum

## **COUNCIL TAX**

Band B

## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2702-5290-2297-1345>

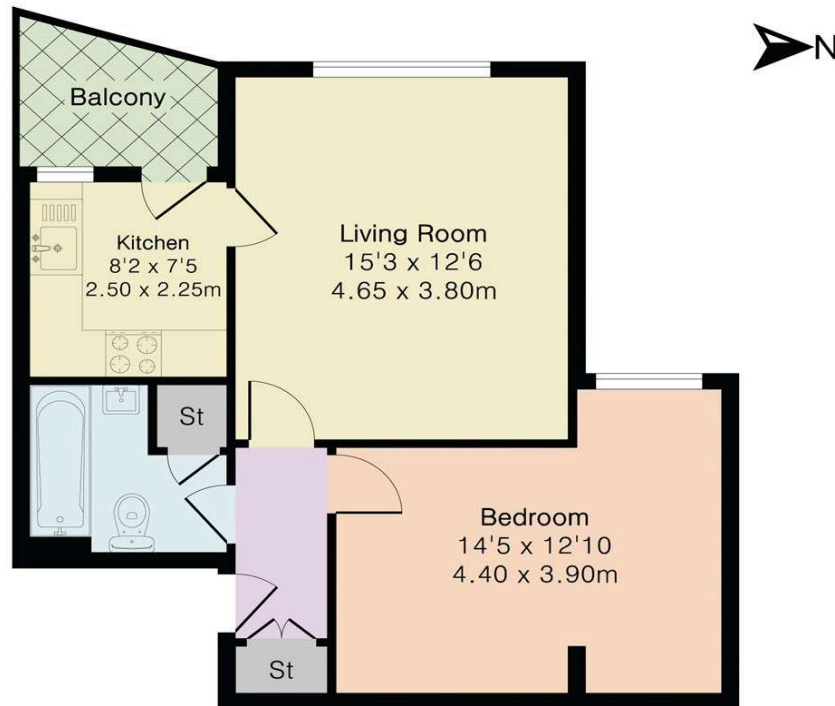
## **APPROXIMATE MONTHLY RENTAL VALUE**

£1,150.00

**FLOORPLAN**

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

**Approximate Gross Internal Area 517 sq ft - 48 sq m**



Ground Floor

**LOCATION**

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

