

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
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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>

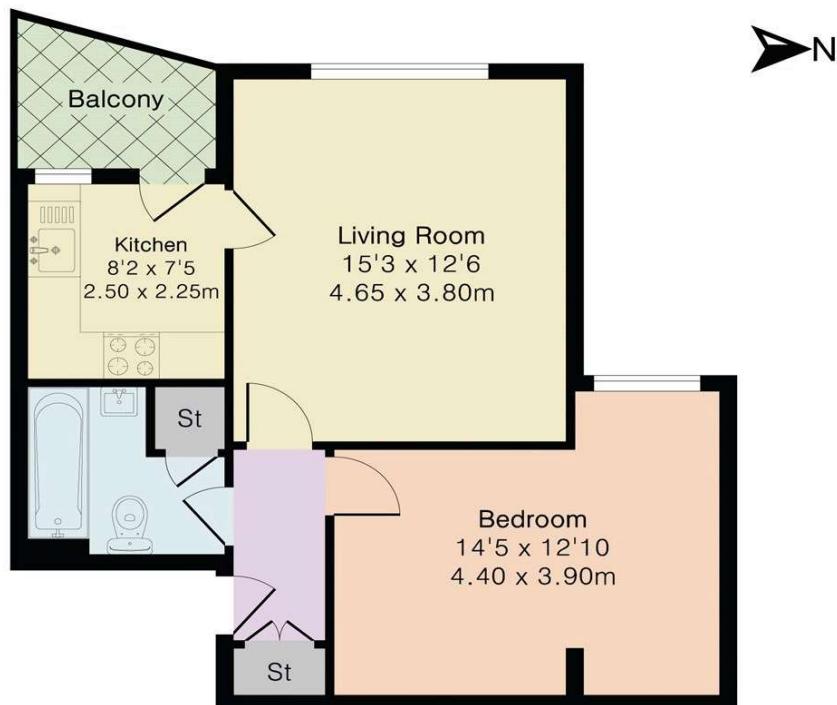
APPROXIMATE MONTHLY RENTAL VALUE

£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

