

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SYMEON PLACE, CAVERSHAM READING, RG4 7AS

£365,000

A superb and well-presented two-bedroom first floor apartment located in a peaceful and sought after area, within walking distance of local pubs, restaurants, cafes, shops, Reading train station and countryside walks. The apartment has an allocated carport space, visitor spaces, bright open living space, and two spacious double bedrooms. The master bedroom also benefits from a modern fitted ensuite bathroom. Only 5 apartments in the building make it a quiet and exclusive environment.

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

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COMMUNAL ENTRANCE HALL

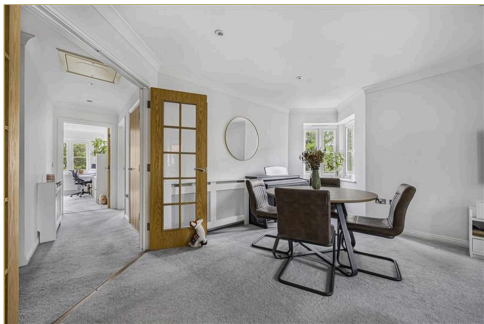
With video entry system, indoor communal storage area and staircase to first floor. Front door to

SPACIOUS RECEPTION HALL

Radiator, access to personal loft space, entry phone and large double built in cloaks/storage cupboard, built in airing cupboard. Double doors to

**OPEN PLAN LIVING/KITCHEN/DINING ROOM**

Superb dual aspect room zoned for living, dining and kitchen areas. Dual aspect double glazed windows with central double glazed French doors to balcony plus additional bay window with integral blinds. Two radiators, central living area and dining area with room for table and chairs



**KITCHEN**

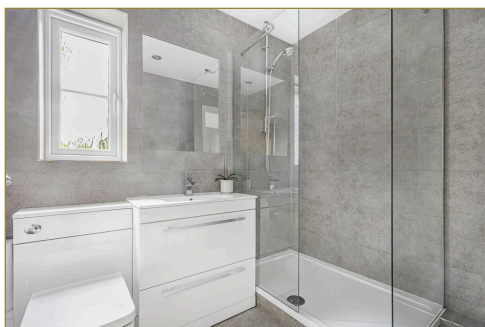
Comprising granite worktops with stainless steel sink unit and waste disposal unit with cupboards under, further range of both floor standing and eye level units. Concealed lighting, inset four ring gas hob with extractor fan above and integrated double oven below, further integrated appliances include fridge/freezer, washer/dryer and dishwasher, cupboard housing gas boiler

**BEDROOM ONE**

With rear aspect double glazed windows with integral blinds, radiator, built in double wardrobe and door to

**EN SUITE SHOWER ROOM**

Refitted suite comprising double width fully tiled shower, fitted wash hand basin with double drawers below, W.C., with contrasting fully tiled walls and floor. Side aspect obscured double glazed window



BEDROOM TWO

With rear aspect double glazed windows with integral blind, radiator and built in double wardrobe

**BATHROOM**

Refitted suite comprising panelled bath, fitted wash hand basin with drawer below, W.C., with contrasting fully tiled walls and floor heated towel rail and extractor fan

**OUTSIDE**

Well tended garden area maintained under the maintenance agreement

**PARKING**

Allocated residents parking space under covered carport together with two further visitors parking spaces, residents bike storage

**DIRECTIONS**

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street, at the traffic lights turn right into Church Road and continue up St Peters Hill where Symeon Place will be found on the left hand side

TENURE

Leasehold

Original lease - 150 years

Lease remaining - 132 years

Maintenance charge - £2,500 per annum

Ground rent - £150 per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,650.00

SCHOOL CATCHMENT

Caversham Primary School

The Heights 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/6835-8126-3500-0447-1202>

FLOOR PLAN

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

Symeon Place RG4

Approximate Gross Internal Floor Area = 71.34 sq m / 768 sq ft

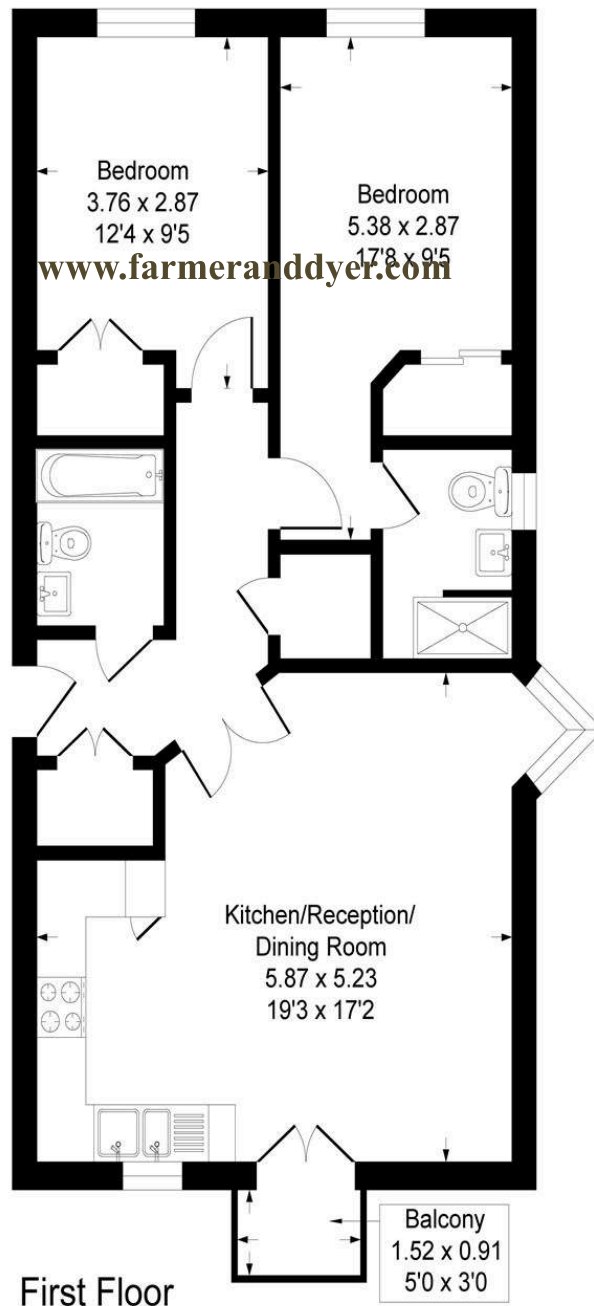


Illustration for identification purposes only, measurements are approximate, not to scale.

LOCATION

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

