



Abbotsmead Place, Caversham, Reading, RG4 8BB

£285,000

Walmsley

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A spacious and well planned second floor apartment, conveniently situated in a highly desirable location, next to Caversham centre. The accommodation comprises - entrance hall, sitting/dining room with Juliet balcony, refitted kitchen, two double bedrooms and a separate family bathroom. Further benefits include allocated parking space and communal grounds.

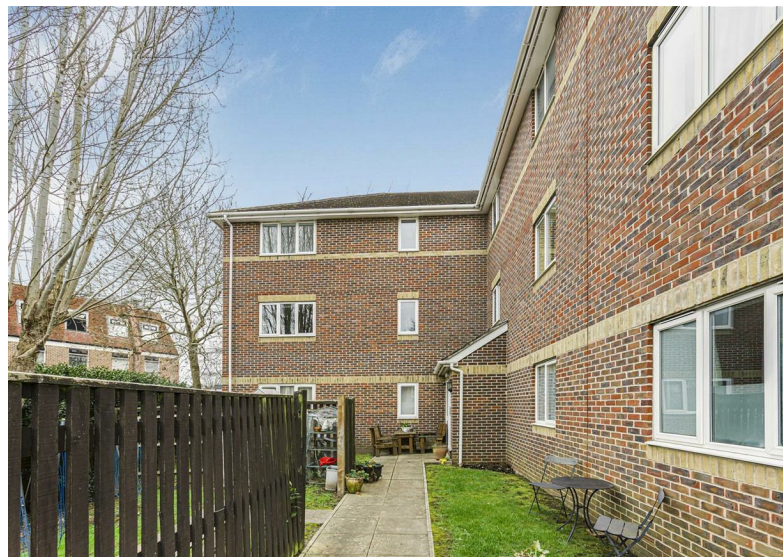
Situated on Abbotsmead Place, this property is strategically positioned in the heart of Caversham. A brief stroll takes you to the town centre, offering a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames.

For commuters, Reading town centre and Reading mainline station are easily accessible on foot (within 0.8 miles). The mainline station provides a direct line to London Paddington and upcoming Cross Rail services, ensuring seamless connections to the capital and beyond. Council tax band C. EPC rating D. NO ONWARD CHAIN.

- * Lease extended, currently 171 years remaining.
- * Ground rent £100 pa (for the first 33 years, increases to £200 pa for a further 33 years).
- * Service charge £2636.64.

Tenure - Leasehold

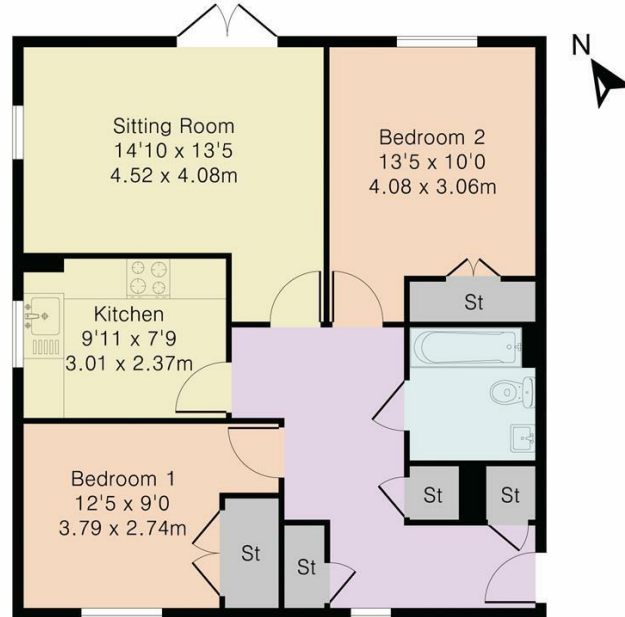




- Situated in the heart of Caversham
- Second floor apartment
- Well-presented
- Two bedrooms
- No onward chain
- Allocated parking



Approximate Gross Internal Area 681 sq ft – 63 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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