



Waller Court, Caversham, Reading, RG4 6DB

£234,950

**Walmsley**



## Waller Court, Caversham, Reading, RG4 6DB

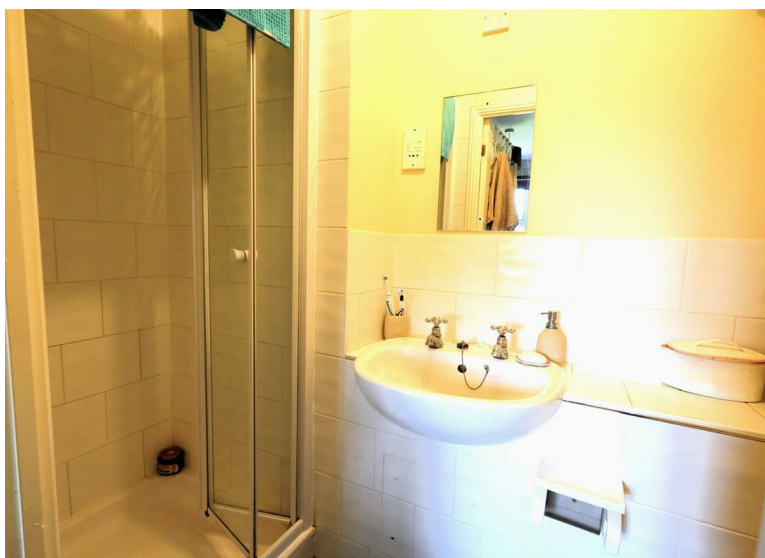
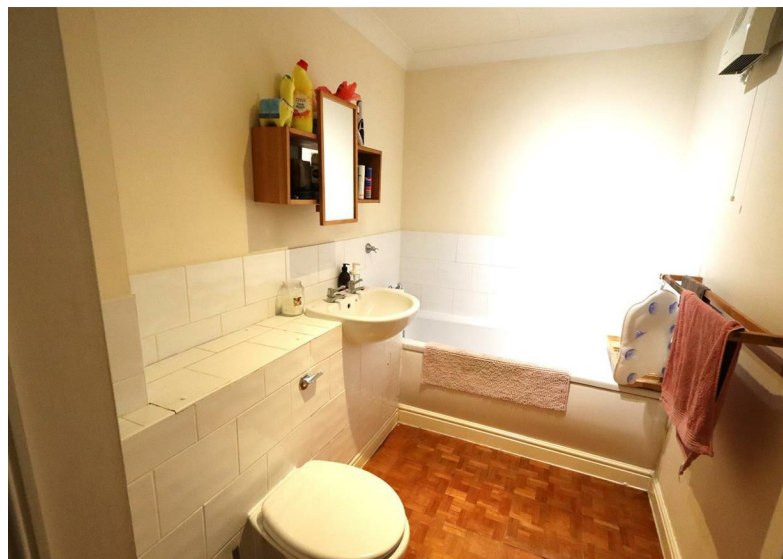
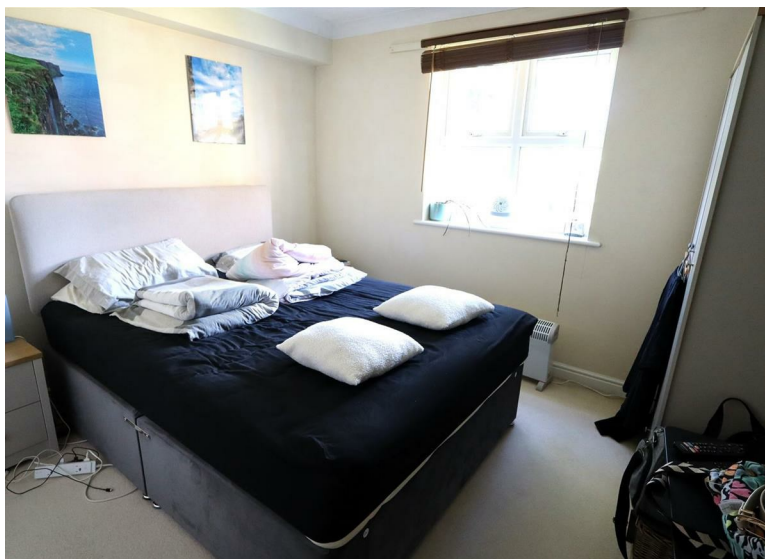
A modern two bedroom ground floor apartment set in a popular location within walking distance of both Reading and Caversham centres and as well as the mainline train station, which offers a 30 minute service to London Paddington. The accommodation is well presented and comprises: hall, lounge/dining room, fully fitted modern contemporary kitchen, master bedroom with en-suite shower room, further double bedroom and a family bathroom. The property further benefits from secure residents parking, entry phone system and communal gardens. Viewing is highly recommended. EPC rating C. Council tax band D. No onward chain.

- \* Length of lease: lease extended in 2019; currently 160 remaining.
- \* Ground rent charge £200 pa, a £100 increase every 30 years.
- \* Service charge £2232 pa.

### Tenure - Leasehold



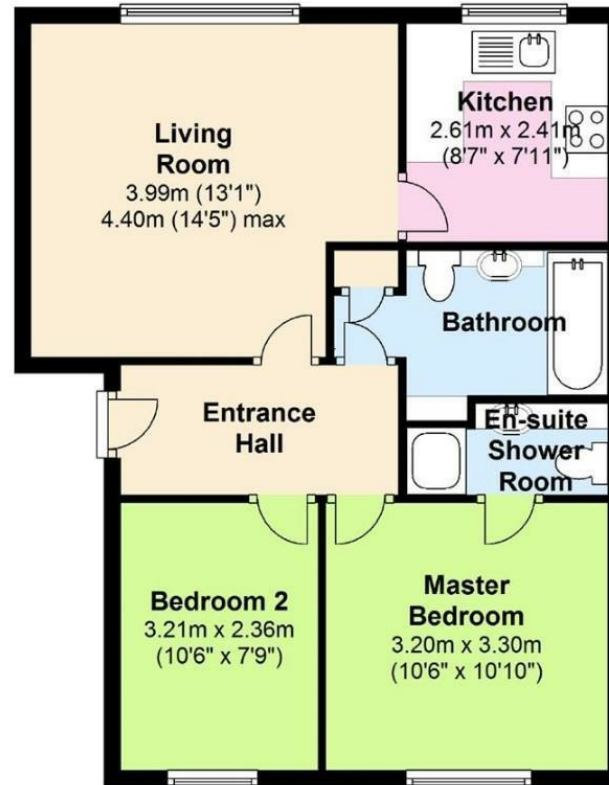




- Close to Caversham centre
- Walking distance of train station
- Ground floor apartment
- Two bedrooms
- Two bathrooms
- No onward chain



## Ground Floor



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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