



The Cloisters, Priest Hill, Caversham, RG4 7RQ

£127,000

Walmsley

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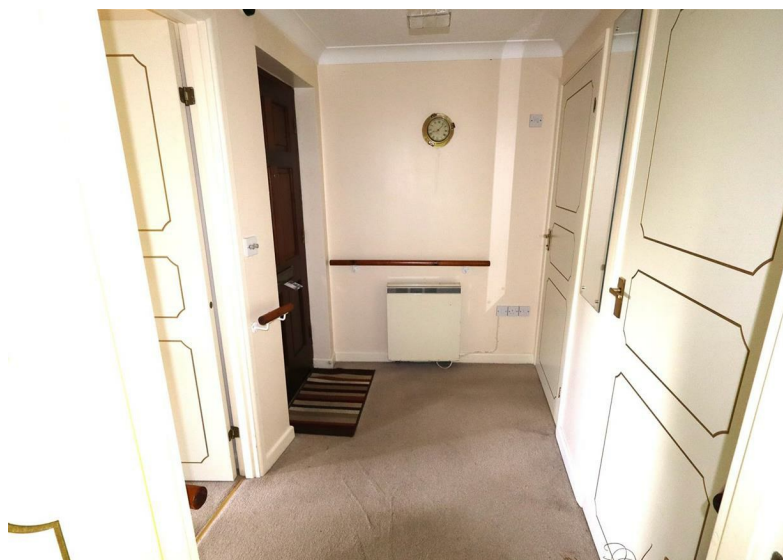
Walmsley Estate Agency is pleased to offer to the market a one-bedroom first floor retirement apartment, situated in a peaceful, mature setting, in the popular Caversham Heights area. The property is approached via a secure door and communal area, which is shared by one other apartment. The accommodation of the apartment comprises entrance, living/dining room, kitchen, a double bedroom with a built-in wardrobe, and a shower room. Further benefits of this property include residents' parking and attractive communal grounds.

Caversham is situated just north of the River Thames, offering a vast array of shops, bars, and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes and Crossrail services) is within a mile of Caversham Bridge. Emmer Green and Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and Mapledurham Gym.

- \* Length of lease - 125 years from 24 June 1989; approximately 90 years remaining.
- \* Service charge £1912.37 payable annually to Stonewater Ltd
- \* EPC rating C.
- \* Council tax band B.

### Tenure - Leasehold

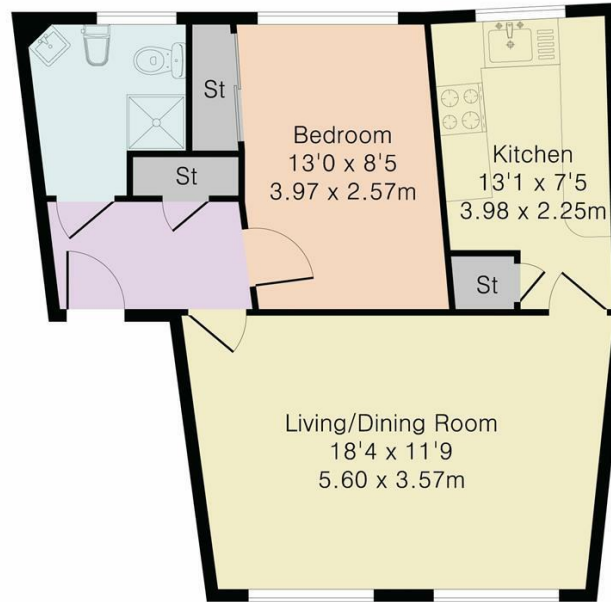




- Retirement apartment
- Caversham Heights
- First floor apartment
- No onward chain
- Parking
- Walking distance of centre



Approximate Gross Internal Area 492 sq ft – 46 sq m



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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