



The Cloisters, Priest Hill, Caversham, RG4 7RQ

£120,000

Walmisley

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Nestled in a quiet, mature setting, this first-floor retirement apartment for the over 55s offers a well-balanced blend of comfort and convenience. Accessed via a secure entrance, the property features a bright living/dining room, a fitted kitchen, a double bedroom with built-in wardrobe, and a modern shower room. Residents benefit from private parking and well-maintained communal gardens. Located in Caversham Heights, just north of the River Thames, the area offers a great mix of shops, cafés, and restaurants, with Reading Station (Paddington 25 mins, Crossrail) within easy reach. Nearby countryside, golf courses, and Mapledurham Gym add to the appeal.

- * Length of lease - 125 years from 24 June 1989; approximately 90 years remaining.
- * Service charge £1995.66 payable annually to Stonewater Ltd, predicated for 24/25 £1946.69
- * EPC rating C.
- * Council tax band B.

Tenure - Leasehold





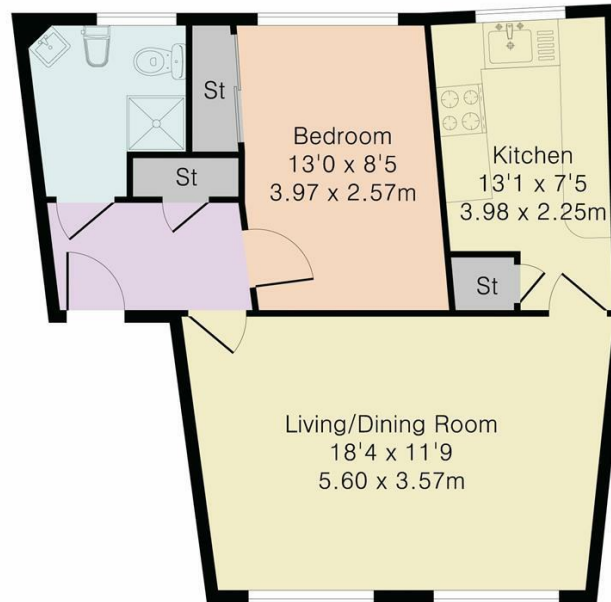
- Retirement apartment
- Caversham Heights
- First floor apartment
- No onward chain
- Parking
- Walking distance of centre



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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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