



Durham House, 30 Symeon Place, Caversham, RG4 7DJ

£270,000

Walmsley



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A well-presented ground floor apartment, built by Messrs T A Fisher, overlooking the communal grounds to the rear with the benefit of its very own outside space. The property is conveniently located within walking distance of Caversham centre and all of its amenities and the mainline station. The accommodation comprises hallway, open plan living/dining room with a modern integrated kitchen and granite work surfaces, double bedroom with built in storage and modern bathroom suite. Further benefits include gas radiator central heating, allocated parking space, communal bike shed, communal gardens and visitors parking spaces. Viewing is highly recommended. No onward chain. EPC rating C. Council tax band C. \*Photos taken prior to tenancy\*

- \* Original length of lease 150 years from January 2007, approximately 123 years remaining.
- \* Ground rent £150 PA increases to £300 in 2032.
- \* Annual service charge approx. £2400; owner pays £1200 every 6 months.

## Tenure - Leasehold

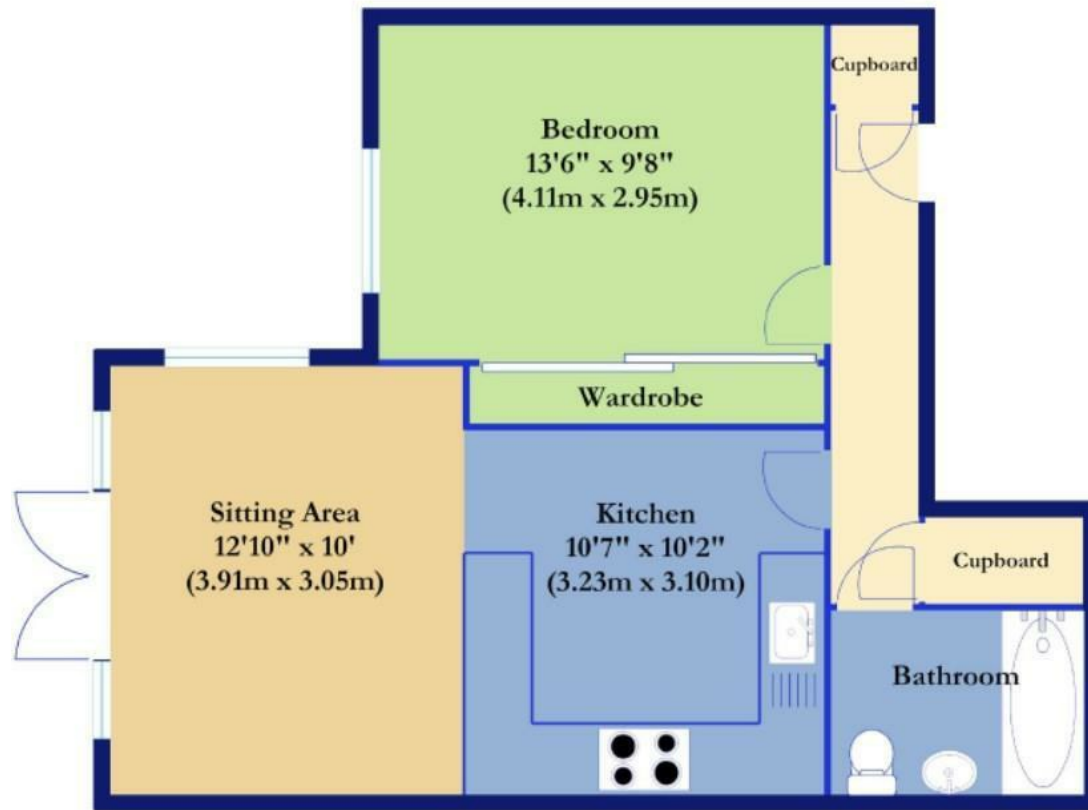






- Ground Floor Apartment
- One Double Bedroom
- Built by T A Fisher
- Allocated Parking
- Caversham Heights
- Walking distance of station
- EPC Rating - C
- Council Tax - C





Durham House  
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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.

