



Abbotsmead Place, Caversham, Reading, RG4 8BB

£305,000

Walmsley

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We are pleased to offer to the market this attractive purpose built ground floor apartment, situated within walking distance of Caversham's town centre, the river Thames and the Reading mainline station. The well planned and well presented accommodation comprises: communal entrance, private entrance hallway with two storage cupboards, dining area, archway leading to bay fronted sitting room with French doors, modern kitchen, two double bedrooms with built in cupboards and a modern stylish shower room. Other benefits include communal gardens, allocated parking space and visitors parking. Viewing advised. No onward chain complications. EPC rating C. Council tax band C.

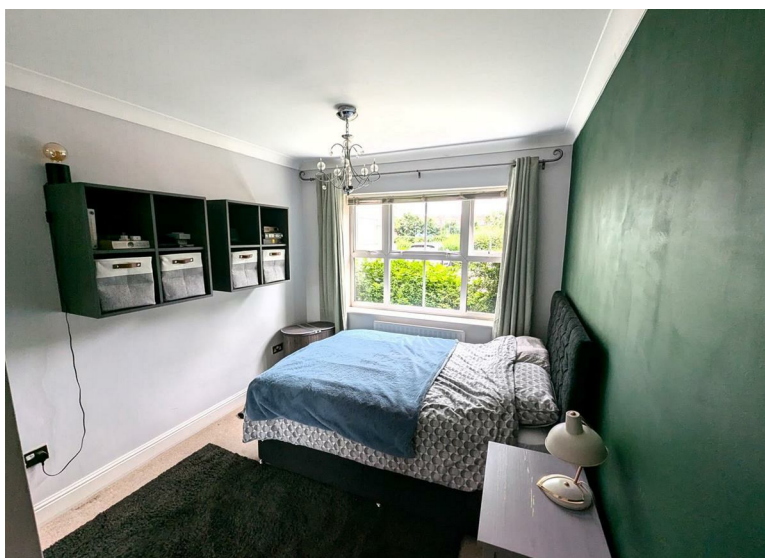
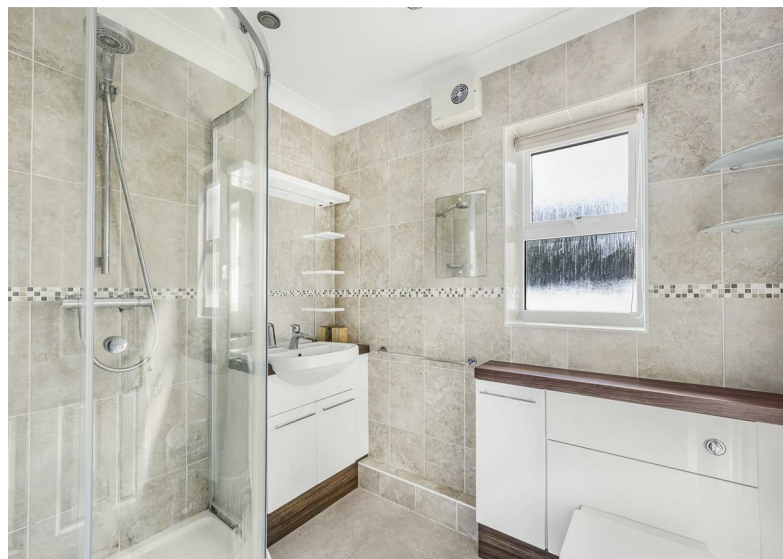
* Ground Rent £50pa rising to £250pa. We believe the ground rent is due to increase to £100pa in 2025.

* Service Charge this year - £1985.16.

* 125 year lease from 01 January 1997; 98 years remaining.

Tenure - Leasehold

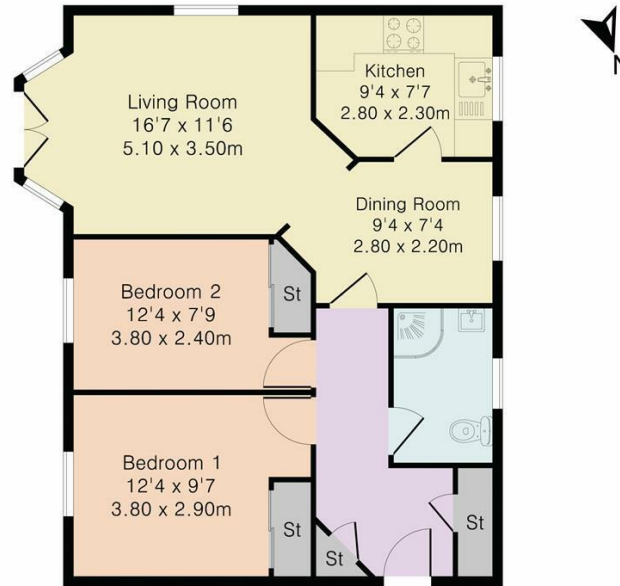




- Close to Reading train station
- Next to Caversham centre
- Ground floor apartment
- Well presented accommodation
- 2 bedrooms
- Parking



Approximate Gross Internal Area 645 sq ft – 60 sq m



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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