



Crayshaw Court, Caversham, Reading, RG4 8EQ

£320,000

**Walmsley**

## Crayshaw Court, Caversham, Reading, RG4 8EQ

Built by award winning builders McCarthy and Stone, this superb development is made up of 54 apartments, designed for later living (over 60 years) and conveniently positioned just a short walk from Caversham centre and all its amenities. The development benefits from resident's lounge, guest suite, house manager, lift, landscaped gardens, laundry room, 24-Hr emergency call system and mobility scooter charging point to name a few. This particular ground floor apartment comprises: entrance hall with storage cupboard, W/C, sitting room/dining room, modern fitted kitchen, two spacious bedrooms and a modern bathroom suite with free-standing shower. Viewing highly recommended. No onward chain. Council tax band E.

- \* Length of original lease 125 years from 01 June 2013, approximately 114 years remaining.
- \* Ground rent charge £495, ground rent will increase on each 15 yearly review.
- \* Service charge for 01 April 2024 - 01 March 2025 is £400.28 pcm.
- \* Age restriction 60 years and over.
- \* A 1% contribution fee is payable when sold by each seller into McCarthy & Stone's contingency fund.
- \* EPC rating C

## Tenure - Leasehold

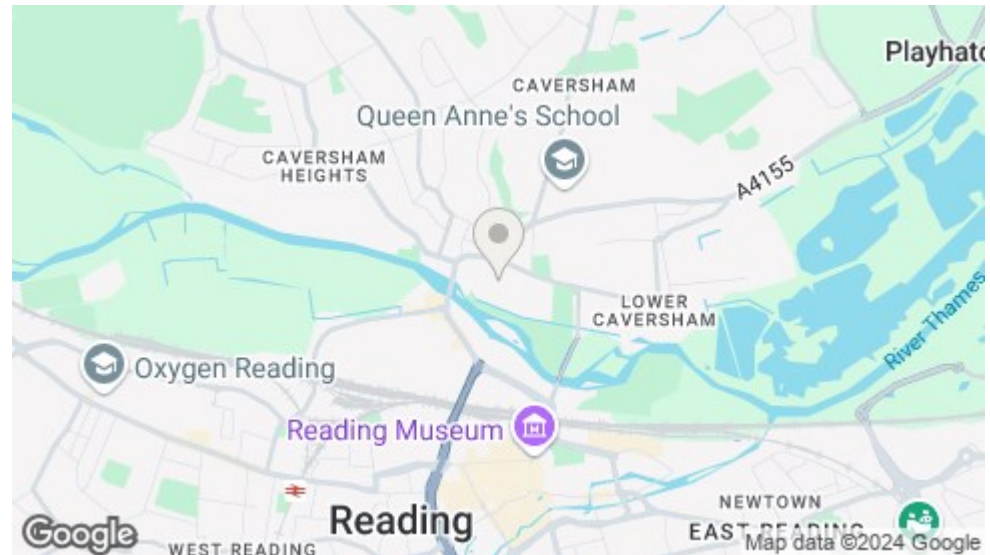




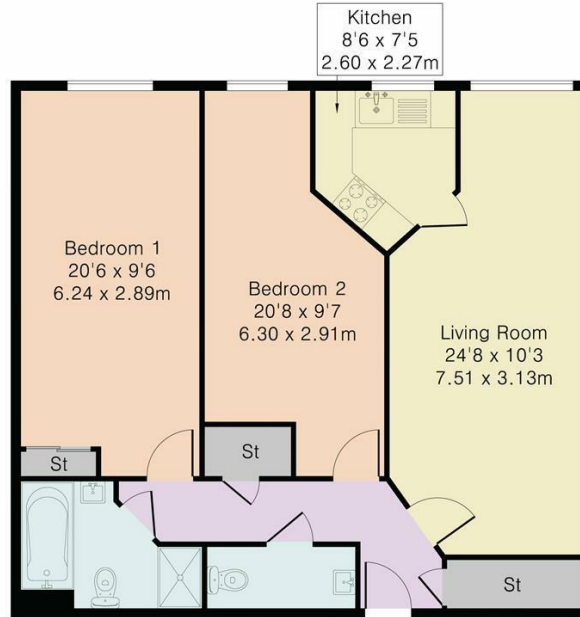
- Central Caverham Location
- Resident's Lounge
- 24-Hr emergency call system
- Mobility scooter charging points
- Ground floor apartment
- Two bedrooms
- No onward chain







Approximate Gross Internal Area 820 sq ft – 76 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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