



Regency Heights, Caversham, Reading, RG4 7RH

£165,000

**Walmsley**

## Regency Heights, Caversham, Reading, RG4 7RH

Walmsley Estate Agency are pleased to offer this first floor one bedroom (formerly a two bedroom) retirement apartment, in the highly regarded area of Caversham Heights. The accommodation comprises entrance hall, living room, dining area (originally bedroom two, which could be easily partitioned to provide a second bedroom) a modern kitchen, bedroom and bathroom.

Regency Heights benefits from a part time manager and 24 hour call system. The property gives easy access to Caversham centre, there is a bus stop directly outside the property and it benefits from attractive and spacious communal gardens that include an allotment area. The property also has a secure entry system and residents parking. No onward chain. Viewing recommended.

EPC - C

Service charges per year - £3323

Ground rent - £259

Council tax band C

<https://moverly.com/sale/9nm6qGjdXTFAY8UWXXbuyf/view>

### Tenure - Leasehold

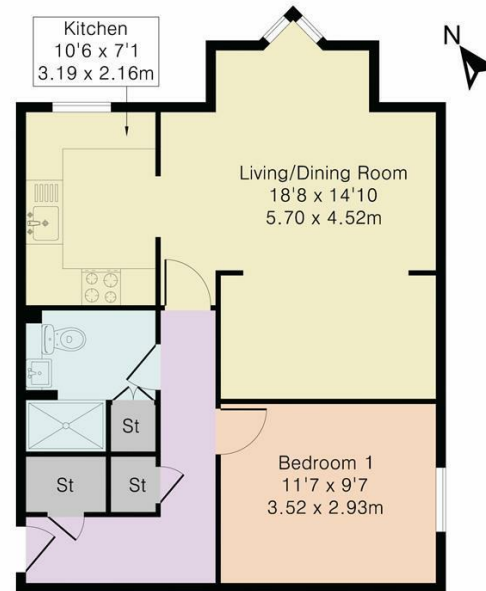




- Beautiful communal gardens
- Retirement property
- Sought after residential area
- No onward chain
- First floor apartment
- Country walks close to hand

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Approximate Gross Internal Area 585 sq ft - 54 sq m



First Floor Flat



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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