



1 Albert Road, Caversham Heights, Reading, RG4 7AN

£350,000

Walmesley

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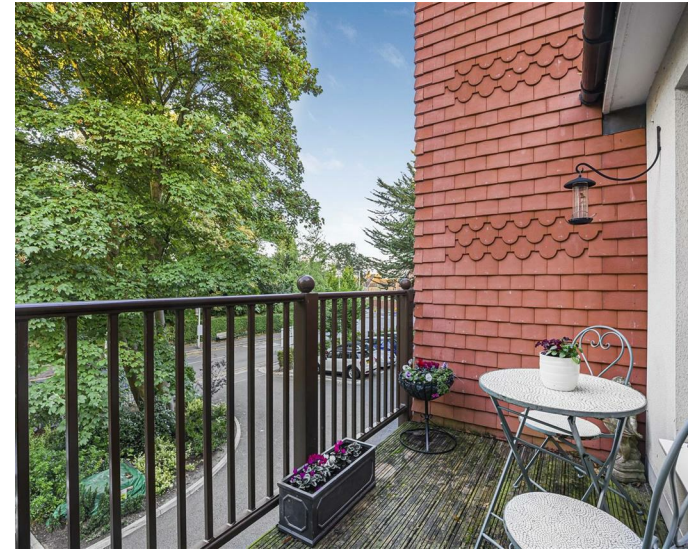
We are delighted to offer to the market this superb 2 bedroom apartment, located in Caversham Heights, in this desirable retirement development for the over 55's. This recently built 1st floor apartment is situated within a sought after retirement complex only a 10 minute walk to Caversham's bustling centre. Offering modern spacious accommodation with under floor heating, plus contemporary bathroom, large bright living room, separate kitchen and private balcony. An attraction of Beechwood Court is the additional onsite facilities that are offered.

Beechwood Grove on-site facilities include a modern restaurant, hairdressing salon, comfortable residents lounge, activity room and therapy room, mobility scooter store with charging points, two residents lifts and overnight guest suite for friends and family. There is also a concierge reception area and onsite care services with Tunstall emergency system with intercom, pull cord and wrist bracelet call system. Externally the apartment boasts an all weather bowling green and communal activities area, vegetable patch, greenhouse and seating areas.

EPC Rating B. Council Tax Band D. Annual Service Charge -£9300.60. Years remaining on Lease - 119 Years

<https://moverly.com/sale/Dpvyg3DVIS5QGLWJGXdA3/view>

Tenure - Leasehold





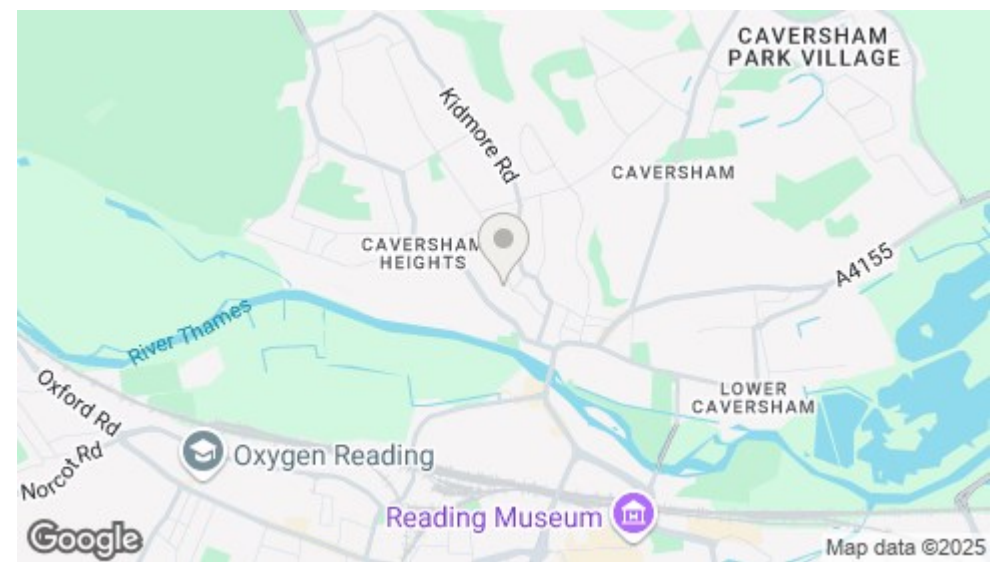
- Fabulous retirement living
- 2 bedrooms
- Balcony
- Attractive gardens and setting
- Lots of on site facilities
- For the over 55's retirement living

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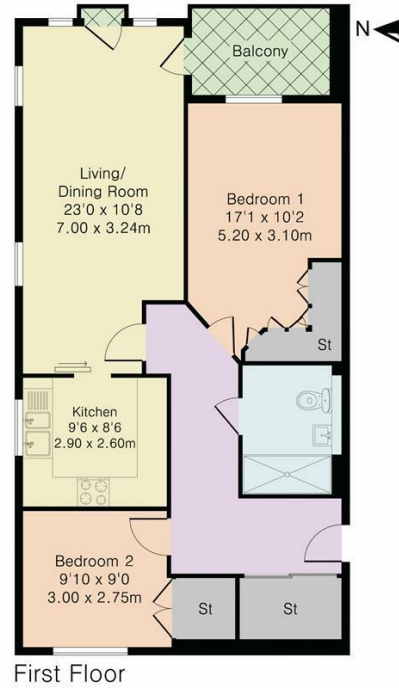
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Approximate Gross Internal Area 811 sq ft - 75 sq m



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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