



The Willows, Caversham, Reading, RG4 8BD

£260,000

Walmsley

## The Willows, Caversham, Reading, RG4 8BD

A modern first floor maisonette, situated in a sought after location in the centre of Caversham. The accommodation comprises private entrance, south facing sitting/dining room with over stairs cupboard, modern kitchen with wooden counter tops, induction hob and integrated oven, double bedroom with built in wardrobe and a bathroom with a shower bath. Further benefits include loft storage space with drop down ladder and allocated parking space.

Situated at The Willows, this property is strategically positioned in the heart of Caversham. A brief stroll takes you to the town centre, offering a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames.

For commuters, Reading town centre and Reading mainline station are easily accessible on foot (0.7 miles). The mainline station provides a direct line to London Paddington mainline and Elizabeth line services, ensuring seamless connections to the capital and beyond. Council tax band B. EPC rating D.

Leasehold - Share of freehold

Length of lease: 999 years from 1982; 956 years remaining

## Tenure - Leasehold - Share of Freehold





- Well-presented maisonette
- Central Caversham location
- Loft access
- Parking space
- Walking distance of mainline station
- Share of freehold; 999 year lease from 1982



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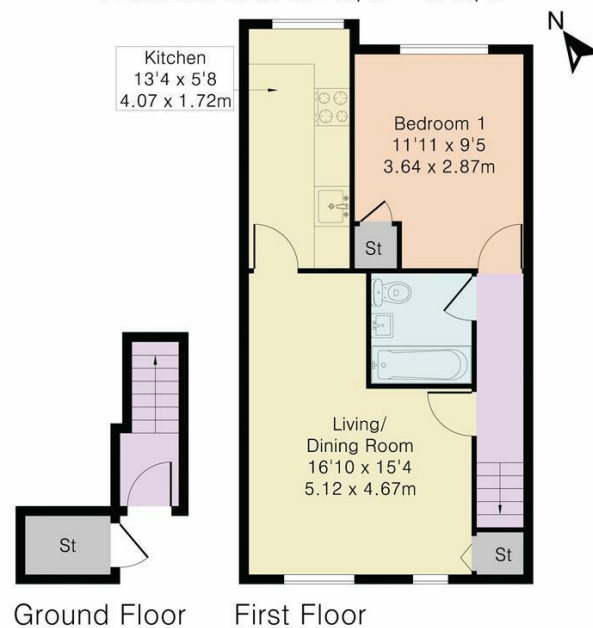




**Approximate Gross Internal Area 479 sq ft - 44 sq m**

Ground Floor Area 27 sq ft – 2 sq m

First Floor Area 452 sq ft – 42 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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