



Regency Heights, Caversham, Reading, RG4 7RH

£190,000

Walmesley

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Set within a peaceful and attractive development for the over 55s, this well-presented retirement cottage offers a blend of comfort and convenience, just moments from local amenities.

The accommodation includes a refitted kitchen, a bright sitting/dining room with patio doors opening to a private patio, a cloakroom, two bedrooms, and a modern first-floor shower room. Additional benefits include radiator central heating, a garden, and residents' parking. The property is surrounded by beautifully maintained communal grounds. No onward chain.

Tax Band - D

EPC -D

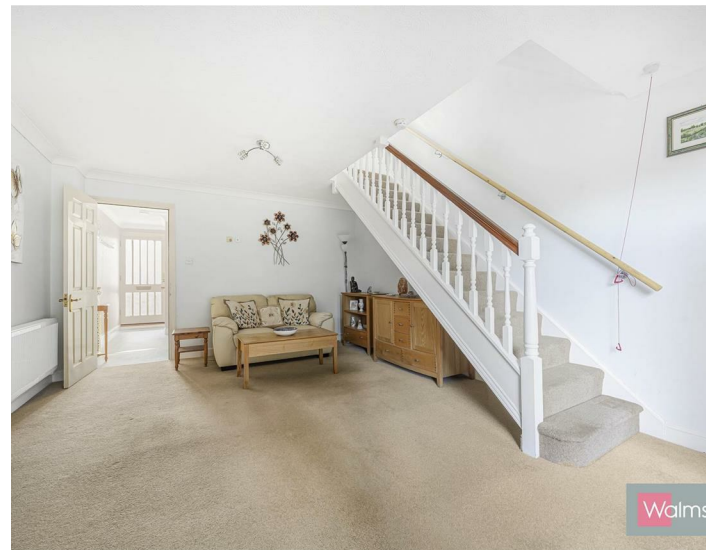
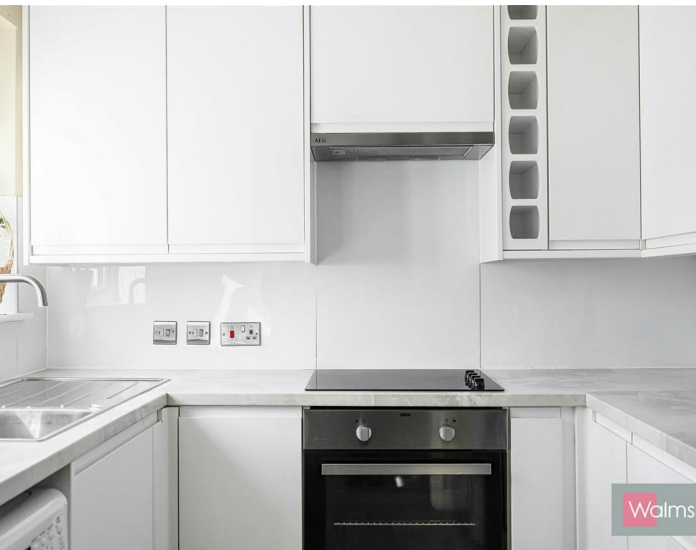
Lease years - 99 years with 62 years remaining

Ground Rent- £364.54

Service Charges - £277.66 Per Month

<https://moverly.com/sale/HZk7hHrrfcPDJCjkSCxhzi/view>

Tenure - Leasehold





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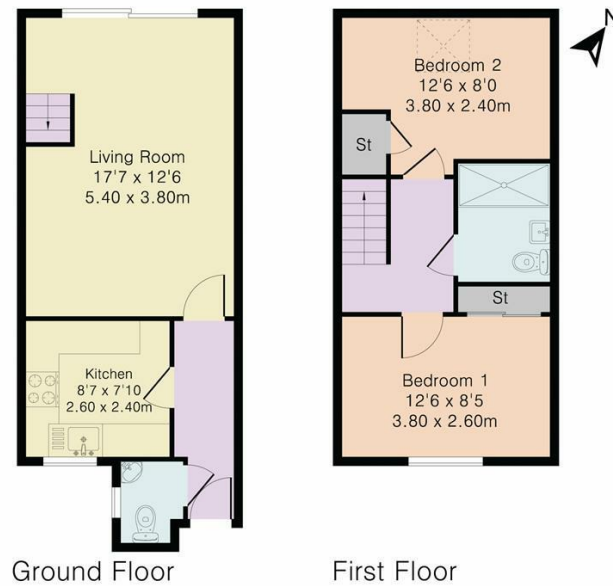
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Approximate Gross Internal Area 673 sq ft - 63 sq m

Ground Floor Area 351 sq ft – 33 sq m

First Floor Area 322 sq ft – 30 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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