



41 Woodcote Road, Caversham, Reading, RG4 7BB

£165,000

Walmsley



## 41 Woodcote Road, Caversham, Reading, RG4 7BB

Located in the highly sought-after Caversham Heights area, this charming ground-floor conversion on Woodcote Road is an excellent choice for a first-time buyer or investor. The apartment features a bright and spacious bay-fronted reception room with an open-plan layout, seamlessly combining the living, dining, and modern kitchen areas. The kitchen is well-equipped with an integrated hob, oven, and extractor. The property also includes a separate double bedroom and a stylish shower suite. Additional benefits include an allocated parking space and a private terrace, offering valuable outdoor space. EPC rating E. Council tax band B.

Tenure: Leasehold 125 years from 2007 (106 years remaining)

Service Charge: £3,017.52 per annum

Ground Rent: £200 per annum

<https://moverly.com/sale/5uVkBqUi1Y119GdV2kb4k/view>

### Tenure - Leasehold





- Caversham Heights
- Allocated Parking
- Period Conversion
- Modern Kitchen
- Modern Shower room
- Private Terrace Area



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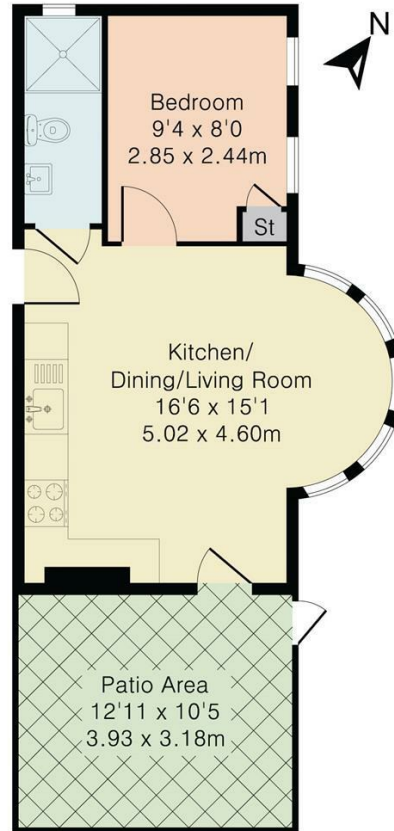








**Approximate Gross Internal Area 334 sq ft - 31 sq m**



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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