



Regency Heights, Caversham, Reading, RG4 7RH

£240,000

Walmsley

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

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

EPC C

Council Tax D

159 Years on Lease with 122 years left

Service Charge £3620.16 per year

Ground Rent £364.54 per year

Tenure - Leasehold





- Mid Terrace Cottage
- 2 Bedrooms
- Large living space
- Private patio
- Garage
- Communal Garden

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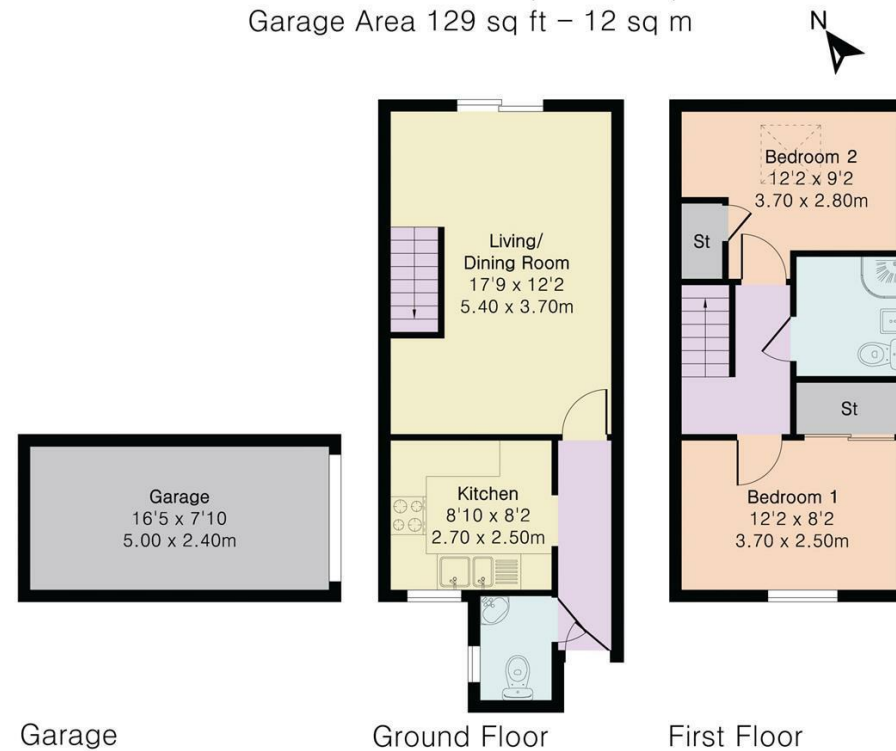
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Approximate Gross Internal Area 801 sq ft - 75 sq m

Ground Floor Area 353 sq ft – 33 sq m

First Floor Area 319 sq ft – 30 sq m

Garage Area 129 sq ft – 12 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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