



Waller Court, Caversham, Reading, RG4 6DB

£245,000

Walmsley

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A modern two bedroom first floor apartment set in a popular location within walking distance of both Reading and Caversham centres and as well as the mainline train station, which offers a 23 minute service to London Paddington. The accommodation is well presented and comprises: hall, lounge/dining room, kitchen, master bedroom with en-suite shower room, a further bedroom and a family bathroom. The property further benefits from secure residents parking, entry phone system and communal gardens. Viewing is highly recommended. EPC rating C. Council tax band D.

* PLEASE NOTE - FOR THE LISTED PRICE, THE LEASE WILL BE EXTENDED BY 90 YEARS BY THE CURRENT OWNER

* Length of lease: 99 year lease from 1996

* Ground rent charge £100

* Service charge £2253.45

<https://moverly.com/sale/GLfH4jehohfdxVr82STinw/view>

Tenure - Leasehold





- Modern apartment
- Walking distance to Caversham centre
- Allocated parking
- En-suite to bedroom 1
- EPC C
- Council Tax Band D

 2
  2
  1
  C

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Approximate Gross Internal Area 596 sq ft - 55 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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