



Caroline Court, Bath Road, Reading, RG1 6HW

£219,950

Walmsley

# Caroline Court, Bath Road, Reading, RG1 6HW

Set in a popular part of Reading, this spacious second-floor, two-bedroom apartment offers well-proportioned accommodation, including an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom. The property also benefits from a garage and attractive communal grounds.

Caroline Court is located on the A4 Bath Road, within walking distance of Reading West Station and just 1.2 miles from Reading Town Centre and Reading Mainline Station. It offers easy access to frequent bus services, major A roads, and the M4 corridor, making it ideal for commuters.

NO ONWARD CHAIN

Lease - 118 years remaining

EPC - C

Service Charge - £1,792.00

Ground Rent - £150.00

Tax Band - C

<https://moverly.com/sale/SgdYhCNbvy7NTFZe9YSKQm/view>

## Tenure - Leasehold





- Garage
- Living/dining room
- Communal grounds
- No onward chain
- Council Tax Band C
- EPC rating C



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Approximate Gross Internal Area 830 sq ft - 77 sq m



 PINK PLAN

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 practise. 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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