



Regency Heights, Caversham, Reading, RG4 7RH

£165,000

Walmisley

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

The accommodation includes hallway, cloakroom, kitchen, sitting/dining room, two bedrooms, and a shower room.

Additional benefits include off peak storage heating, communal gardens and parking. No onward chain.

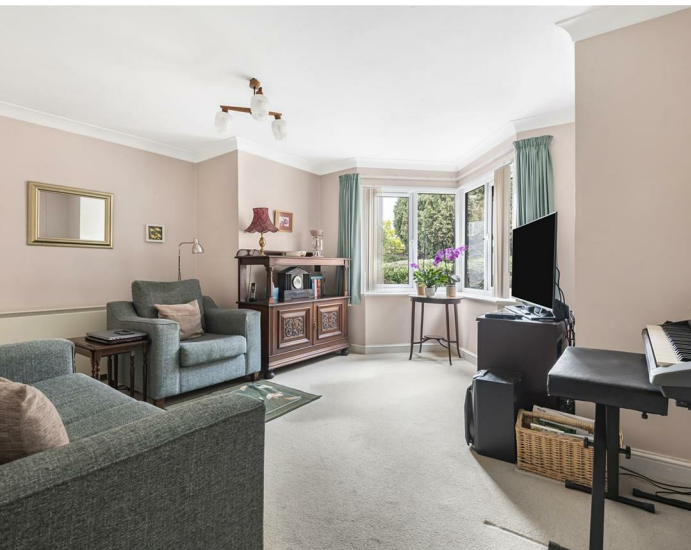
* Original lease from 01 August 1988; 62 years remaining.

* Council Tax C.

* Service Charge - £3756.72.

* Ground Rent - £365.54.

Tenure - Freehold





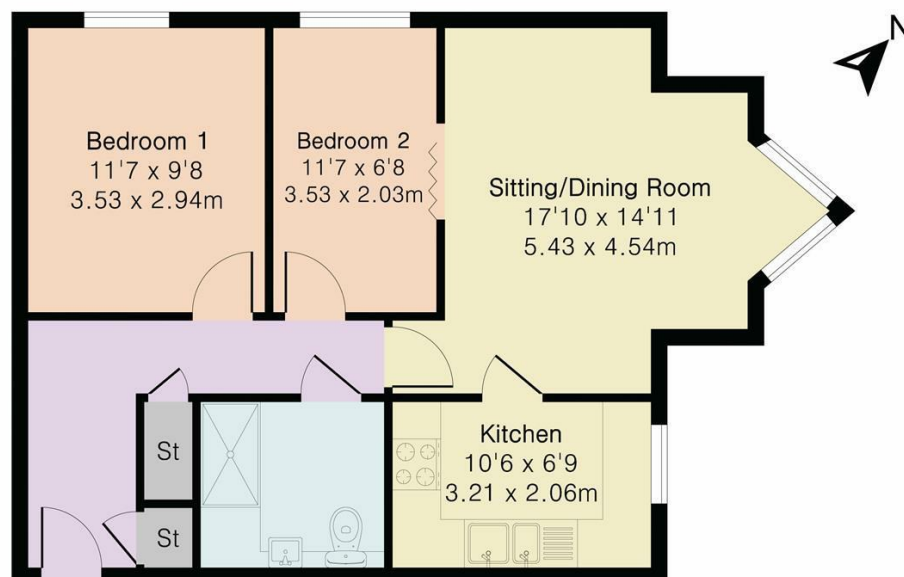
- Peaceful and attractive development
- Over 55's
- Close to ammenites
- 2 bedrooms
- Council Tax C
- EPC C



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Approximate Gross Internal Area 605 sq ft - 56 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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