



108 Queens Road, Caversham, Reading, RG4 8DL

£250,000

Walmsley

# 108 Queens Road, Caversham, Reading, RG4 8DL

A well-presented two bedroom first floor maisonette with parking, situated within close proximity of Reading station and the idyllic river Thames. The impressive accommodation comprises entrance, sitting/dining room, modern kitchen, two double bedrooms and a modern bathroom suite. Further benefits include radiator central heating, loft storage and parking space.

Ideally situated on Queens Road, this home benefits from excellent transport links, with Reading's mainline station providing direct services to London Paddington in approximately 30 minutes. Reading town centre is within easy reach, offering an array of shopping, dining, and entertainment options, while the heart of Caversham—just a short stroll away—provides charming cafes, bars, and riverside walks along the Thames. Viewing is highly recommended. Council tax C. EPC rating C.

Length of lease: 189 years from 1994; 158 years remaining

Service charge: £1346.52pa

Ground rent £0

<https://moverly.com/sale/VxdVyxNwM6Db3RW4P4Uydp/view>

## Tenure - Leasehold





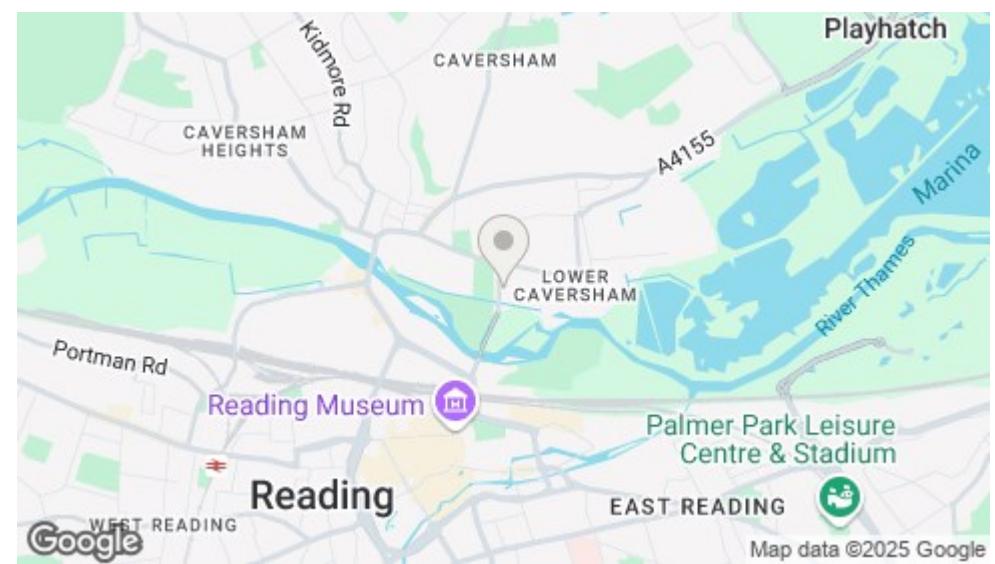
- Walking distance of the mainline station
- First floor maisonette
- Two double bedrooms
- Sitting/dining room
- Modern kitchen and bathroom
- Loft access
- Allocated parking



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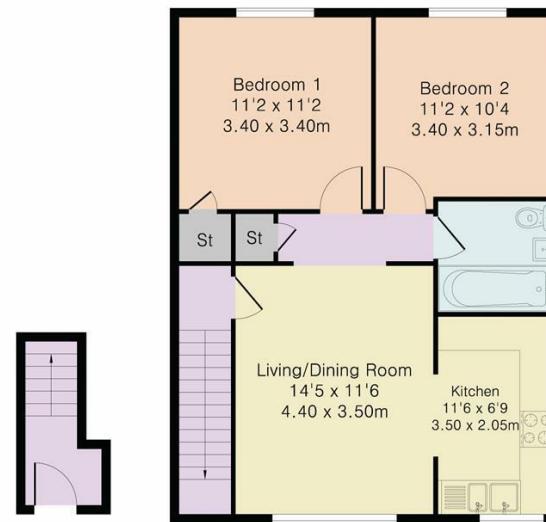




**Approximate Gross Internal Area 661 sq ft - 61 sq m**

Ground Floor Area 33 sq ft - 3 sq m

First Floor Area 628 sq ft - 58 sq m



Ground Floor First Floor



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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