



**Charlotte Close
Caversham, Reading, Berkshire RG4 7BY**

Chain Free £324,000

CHAIN FREE: Set within this sought after area of Caversham Heights is this top (1st) floor modern apartment that offers easy access to central Caversham and Reading mainline station with its fast links to central London. The property boasts two double bedrooms, two modern bathrooms (one en suite) and a spacious dual aspect living room with an open plan modern kitchen. To the rear there is an allocated parking space, communal garage and loft access. To appreciate the space on offer call now to view.

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- Top floor modern apartment
- Chain free
- Caversham Heights
- Two double bedrooms
- Two bathrooms (one en suite)
- Dual aspect living room
- Open plan modern kitchen
- Allocated parking & Communal garden
- EPC rating C
- Council tax band D

Communal entrance

A good sized entrance hall with stairs to the first floor.

Hallway

A good sized hallway with a storage cupboard, entry phone system and doors to:

Bedroom one



A light and airy dual aspect bedroom with windows to the side and front, ample fitted wardrobes, carpeted and door to the en suite.

En suite



A stylish bathroom comprising of a good sized shower, WC, wash hand basin, part tiled walls and tile effect flooring.

Bedroom two



A bright room with a double glazed window to the front allowing plenty of light, carpeted and space for wardrobes.

Bathroom



A modern bathroom comprising of a paneled bath with mixer tap and shower attachment, WC, wash hand basin, tile effect flooring and part tiled walls.

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Living room



A good sized space with a large window to the front allowing plenty of natural light, carpeted and open to the kitchen area.

Kitchen area



A modern and stylish kitchen with ample wall and base units, roll top work surfaces with an inset oven, hob, extractor, fridge freezer, sink and drainer and recess for the washing machine. A window to the side, splash backs and a cupboard housing the boiler.

Communal garden



An attractive communal garden to the front.

Parking

An allocated space to the rear with several visitors spots.

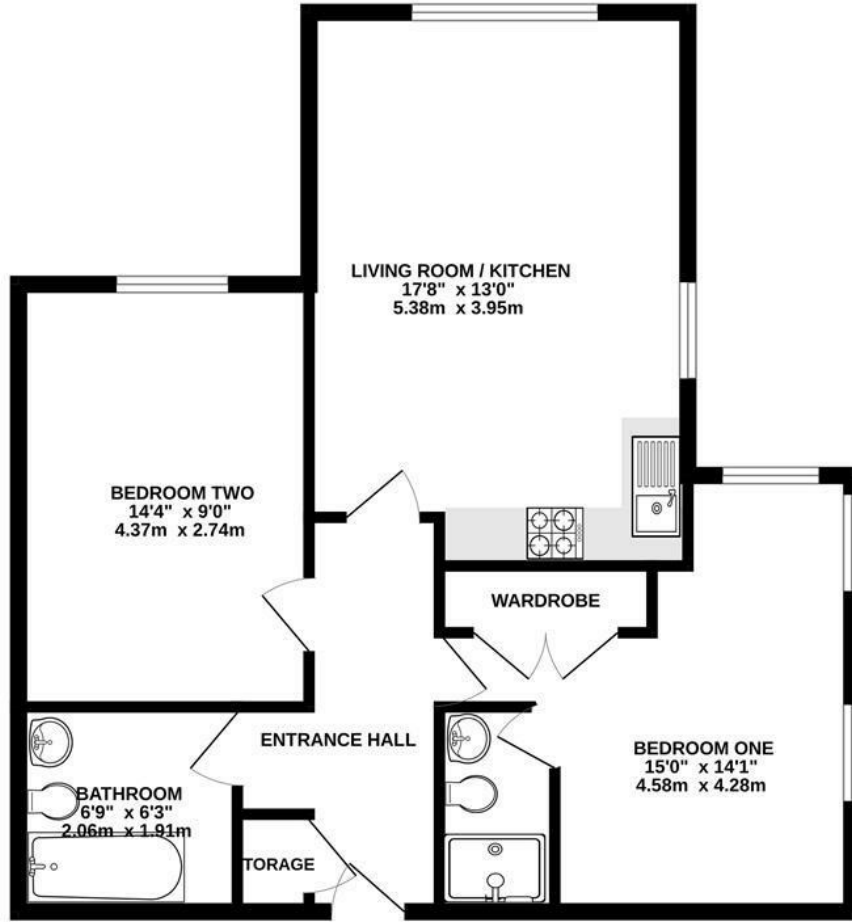
Tenure

Lease: 125 Years from 2008

Service charge: £1925 PA

Ground rent: £350 Pa

FIRST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		80	80
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

