



**1 Richmond Road  
Caversham, Reading, Berkshire RG4 7PP**

**£300,000**

Set within this sought after area of Caversham Heights is this light and airy top floor apartment. The property boasts generous living space that includes two double bedrooms, modern bathroom and a modern kitchen.

There is a unique hexagonal living room with high ceilings and views over the communal gardens. To the rear there is allocated parking and a communal garden. To appreciate the space call now to view.



# 1 Richmond Road, Reading, Berkshire RG4 7PP

- Top floor apartment
- Modern bathroom
- Hexagonal living room
- Communal gardens
- Council tax band C
- Two double bedrooms
- Fitted kitchen
- Caversham Heights
- Allocated parking
- EPC rating C

## Communal entrance

## Hallway

A welcoming entrance hall with laminate flooring, well equipped with coat racks, shoe storage and a built in wardrobe with doors leading to the bathroom, bedrooms, kitchen, living room and airing cupboard

## Bedroom one

20'1" x 9'0" (6.13 x 2.76)



A good sized bedroom with laminate flooring, raised area and window to the front of the property.

## Bedroom two

9'0" x 8'5" (2.76 x 2.59)



A large, bright double bedroom with laminate flooring and a window to the front of the property.

## Bathroom

8'7" x 5'5" (2.63 x 1.66)



A very well appointed bathroom with underfloor heating, tiled floor, light wells, corner bath with shower over, WC, sink and heated towel rail.

## Kitchen

9'2" x 7'11" (2.8 x 2.43)



A well equipped kitchen with laminate flooring, light wells, built in dishwasher, oven, gas hob with extractor and space for a washing machine and fridge freezer.

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## Living room

17'8" x 15'11" (5.41 x 4.87)



A spectacular, high ceilinged, bright, hexagonal living room with laminate flooring and views in four directions

## Garden



Well landscaped communal gardens with access to the residents car park (with one space per apartment). Each apartment has an outside storage unit in the garden too.

## Tenure

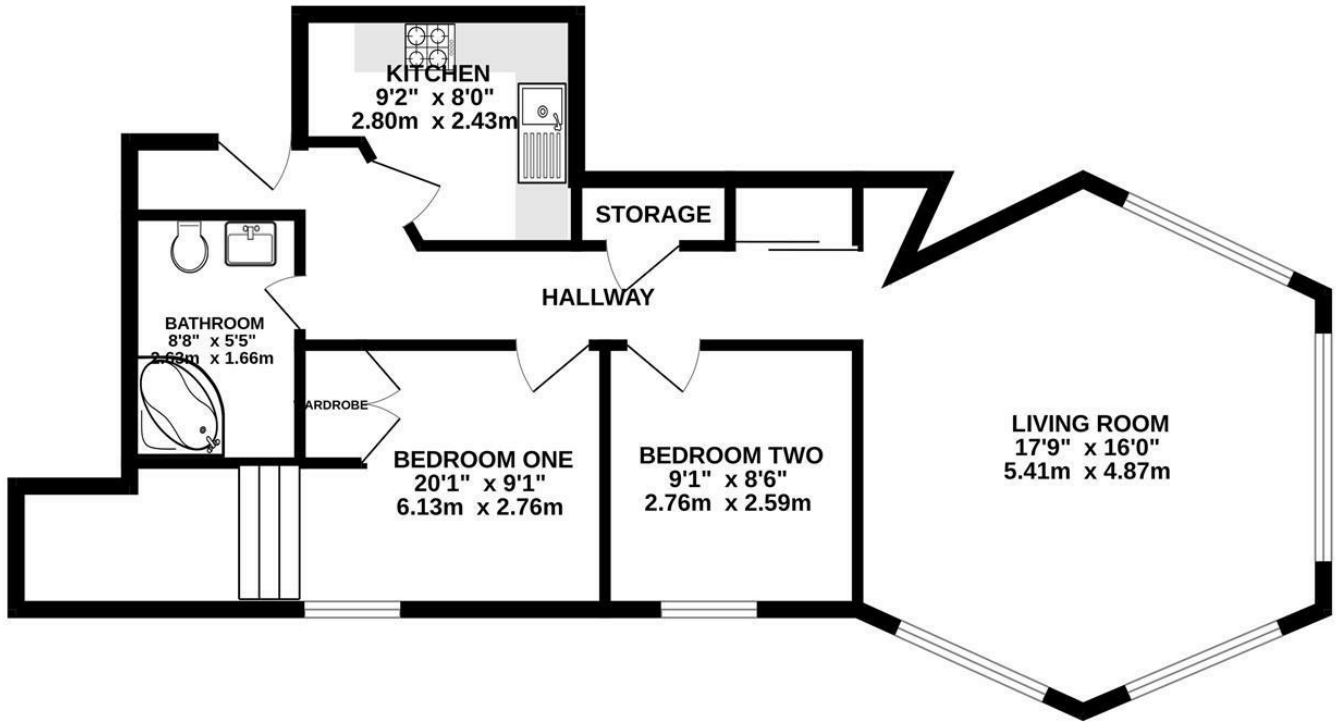
Lease: 125 from 2004

Service charge: £2183 PA

Ground rent: Peppercorn



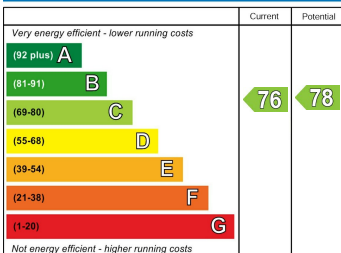
TOP FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.9 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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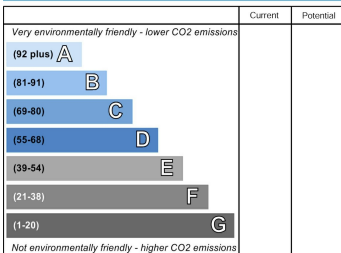
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC

