



**Priory Avenue
Caversham, Reading, Berkshire RG4 7SN**

Chain Free £85,000

NICHOLAS ESTATE AGENTS & NEA LETTINGS: Located only moments from the heart of Caversham is this well presented one double bedroom apartment set within this sought after development for the over 65's. The apartment offers a good sized living room, bathroom, ample storage, 24hr assistance and views towards the front. The development offers a communal residents room, day manager, communal gardens and parking. To appreciate the apartment please call to arrange a time to view. The property is being sold with NO ONWARD CHAIN.

Priory Avenue, Reading, Berkshire RG4 7SN

Communal entrance

A good sized communal entrance through the residents lounge with stairs and lift to the first floor.

Hallway

A good sized hallway, carpeted, cupboard housing the boiler and doors to:

Bedroom

16'6 x 8'10 (5.03m x 2.69m)



A spacious bedroom with a double glazed window to the front that allows plenty of natural light, carpeted and fitted wardrobes.

Living room

20'1 x 10'4 (6.12m x 3.15m)



A light and airy room with a double glazed window overlooking the front, carpeted, electric heater and doors to the kitchen.

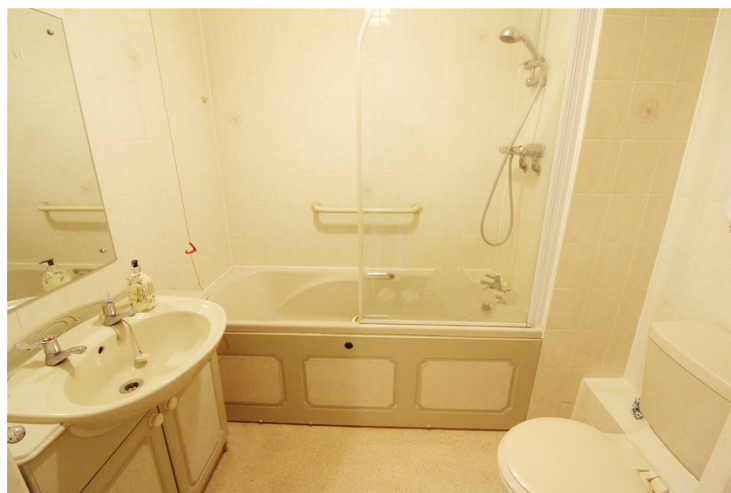
Kitchen

9'1 x 5'9 (2.77m x 1.75m)



A good size kitchen with ample wall and base units, roll top work surfaces with inset sink and drainer, four ring hob and oven. Recess for the fridge, freezer and washing machine. Splashbacks and a frosted window with views over the garden.

Bathroom



Comprising of a panelled bath with a wall mounted shower, wash hand basin, WC, heated towel rail. Tiled walls and extractor.

Residents lounge



A communal residents lounge with a kitchen area and an office for the house manager.

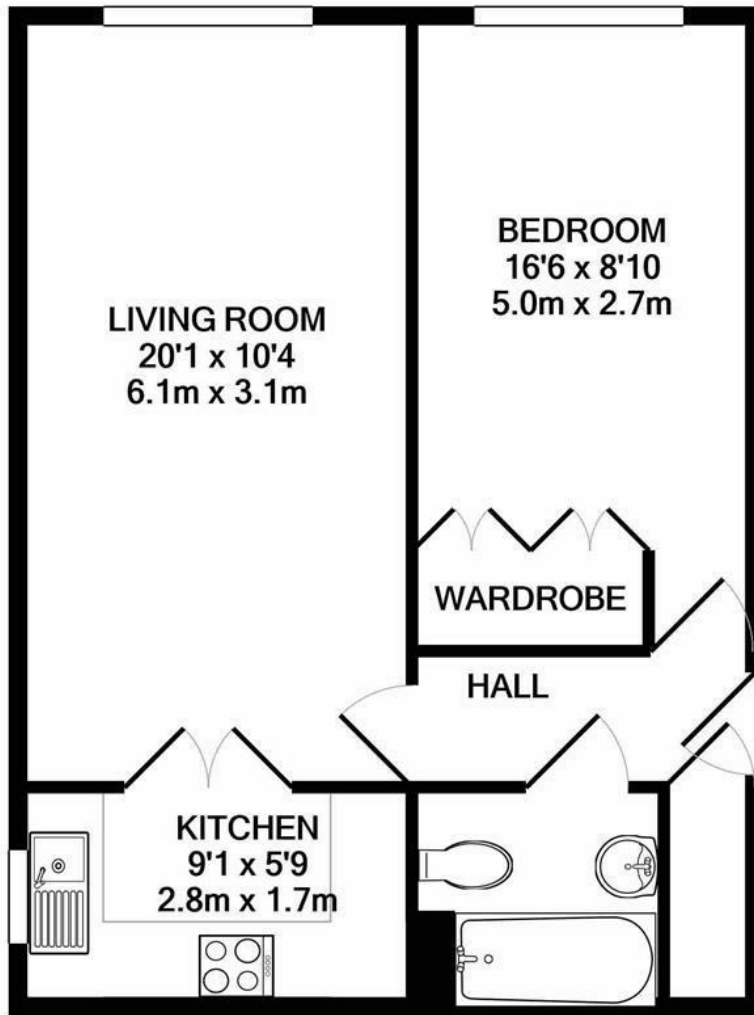
Communal garden



Accessed from the side for all the residents.

Tenure

Lease: 125 years from 1999
Service charge £1698 per six months
Ground rent £339.79 per six months



TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	83	83
(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		
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		
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