



**Westfield Road
Caversham, Reading, Berkshire RG4 8HJ**

Chain Free £308,500

WEST FACING GARDEN & CHAIN FREE: Set within this sought after central Caversham location is this recently redecorated two double bedroom bedroom apartment within this Victorian 'Mews style' development. Henry & Charlotte Villas were built circa 1876 and were designed by Reading architects J,Omer Cooper & Son. The property boasts two double bedrooms , living room with solid wood flooring, stylish kitchen and a modern bathroom. In addition there is an easy to maintain west facing garden and allocated parking to the front. To appreciate the space call now to view.

Westfield Road, Reading, Berkshire RG4 8HJ

- Chain free
- Modern fitted kitchen
- Wood flooring
- Off Road Parking
- EPC Rating D
- Central Caversham garden apartment
- Two double bedrooms
- Stylish bathroom
- Council tax band B
- Spacious living room

Communal entrance

Communal entrance with door to:

Living Room

11'11 x 10'10 (3.63m x 3.30m)



A light and airy living room with wood flooring and a double glazed window to the front. There is an archway leading to the kitchen.

Kitchen

9'10 x 8'4 (3.00m x 2.54m)



A modern and stylish kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, oven, extractor, fridge freezer, dishwasher and washing machine. Amtico flooring, double glazed window to the side and door to the inner hallway that leads to:

Bathroom

8'10 x 4'11 (2.69m x 1.50m)



A modern and stylish bathroom that comprises of a paneled bath with a wall mounted shower, wash hand basin with storage units and a WC. Tiled walls and wood effect flooring.

Bedroom one

11'11 x 8'5 (3.63m x 2.57m)



A good sized room with a double glazed window to the side, carpeted and ample fitted wardrobes.

Bedroom two

11'3 x 8'4 (3.43m x 2.54m)



A spacious room with ample fitted wardrobes and double glazed doors that lead directly to the private garden.

Private garden



A private patio space laid to gravel off of the second bedroom that can be accessed from the communal grounds. There is ample space for table and chairs for summer entertaining.

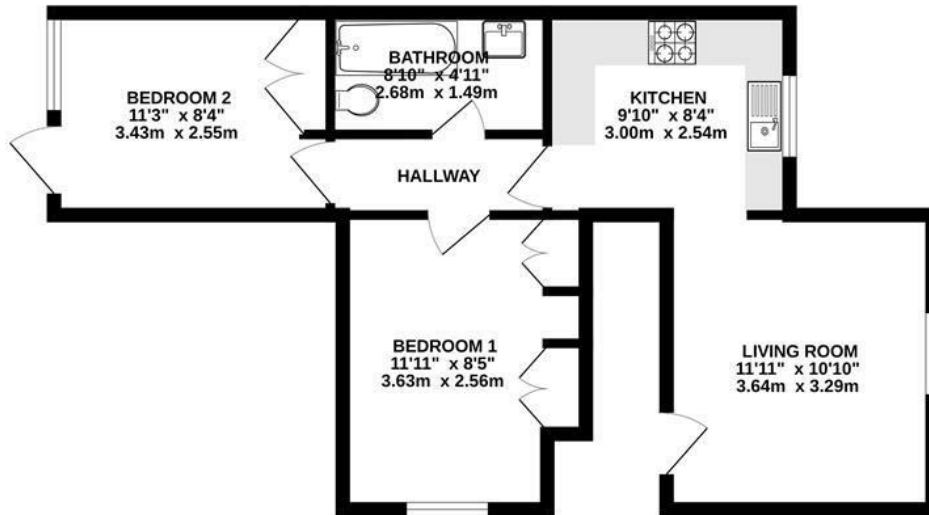
Tenure

Lease: 999 years

Service Charge: £975 PA (six months paid in advance)

Ground rent: £0

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.3 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		
	65	77
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		
EU Directive 2002/91/EC		
England & Wales		

