



**Prospect Street  
Caversham, Reading, Berkshire RG4 8JN**

**Chain Free £200,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE OF £200,000 to £215,000: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT & CHAIN FREE:** Set within this sought after central Caversham period conversion is this spacious split level apartment that is finished to a high specification throughout. **NEW 999 YEAR LEASE & NO GROUND RENT:** The property boasts flexible accommodation that comprises of a modern kitchen, stylish bathroom, bay fronted living room and a double bedroom. To the rear there is a communal garden and a private storage shed. To appreciate the space on offer call now to view.

## Prospect Street, Reading, Berkshire RG4 8JN

- Central Caversham
- Chain free
- Period conversion & Gas
- Split level one bedroom flat
- Modern kitchen /diner
- Communal garden with private storage shed
- Walking distance to Reading
- EPC Rating C mainline
- Council Tax Band A
- Stylish bathroom

### Communal entrance

Communal entrance that leads to the front door.

### Kitchen

12'5" x 11'5" (3.8 x 3.5)



A modern and stylish kitchen with ample wall and base units with roll top work surfaces. Inset stainless steel sink and drainer, four ring hob, oven, extractor, slimline dish washer, fridge freezer and washing machine. Tiled splash backs, laminate wood flooring and entry phone system.

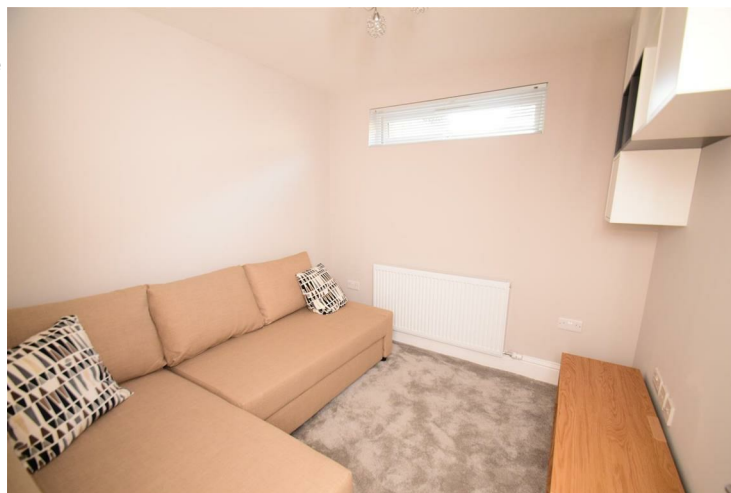
### Bathroom



A modern and stylish bathroom. Comprises of a paneled bath and wall mounted shower. WC, wash hand basin with mixer tap and chrome heated towel rail. Frosted double glazed window to the rear, extractor, tiled floor and part tiled walls.

### Living Room / Bedroom

11'5" x 9'2" (3.5 x 2.8)



A good sized room with a window to the rear, carpeted and space for wardrobes.

### Bedroom / living room

16'8" x 11'5" (5.1 x 3.5)



A good sized bay fronted room with a double glazed window to the front, carpeted and ample space for wardrobes.

### Communal Garden



A shared communal garden with a shed for storage.

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### Tenure

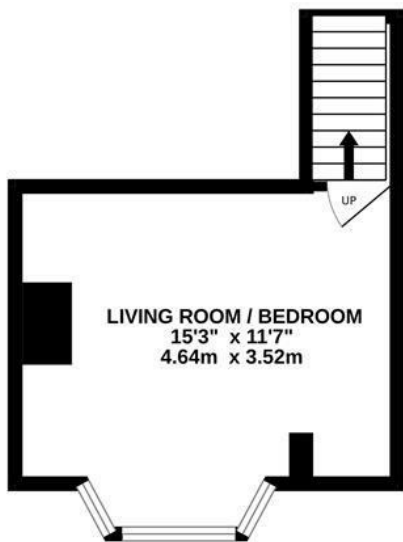
Lease: 999 years

Ground rent: £0

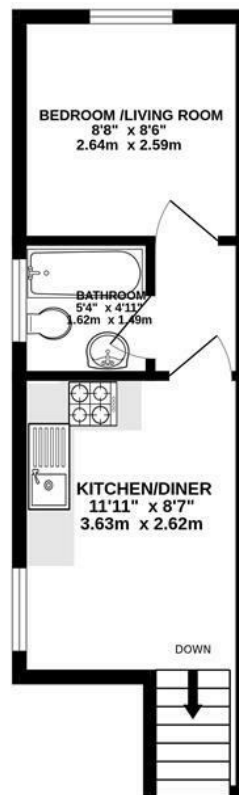
Service charge: £58.74 pcm £704.88 PA

Parking: One residents parking permit from RBC

BASEMENT  
209 sq.ft. (19.4 sq.m.) approx.



GROUND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.8 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 areas 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	74

England & Wales

EU Directive  
2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	77	77

England & Wales

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