



**Woodcote Road  
Caversham, Reading, Berkshire RG4 7BB**

**Chain Free £195,000**

GUIDE PRICE OF BETWEEN £195000 and £210000: CHAIN FREE: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT WITH TENANTS IN SITU AND A 5.7% YEILD: Set within this popular area of Caversham Heights is this light and airy one double apartment set within this attractive period conversion. The property boasts a modern kitchen with a bright open plan bay fronted reception room, stylish shower room, allocated parking to the front and a private terrace that is ideal for summer entertaining. To appreciate the space on offer call now to view.



## Woodcote Road, Reading, Berkshire RG4 7BB

- Chain free period conversion
- Ground floor apartment
- Modern kitchen
- Open plan living room
- EPC Rating E
- Parking to the front
- Easy access to central Caversham and the surrounding South Oxfordshire countryside
- Private courtyard garden
- Council Tax Band B
- Ideal buy to let or first time buy.

### Communal entrance

A good sized communal entrance that leads to your own front door.

### Living room/Kitchen

16'10 x 15'7 (5.13m x 4.75m)



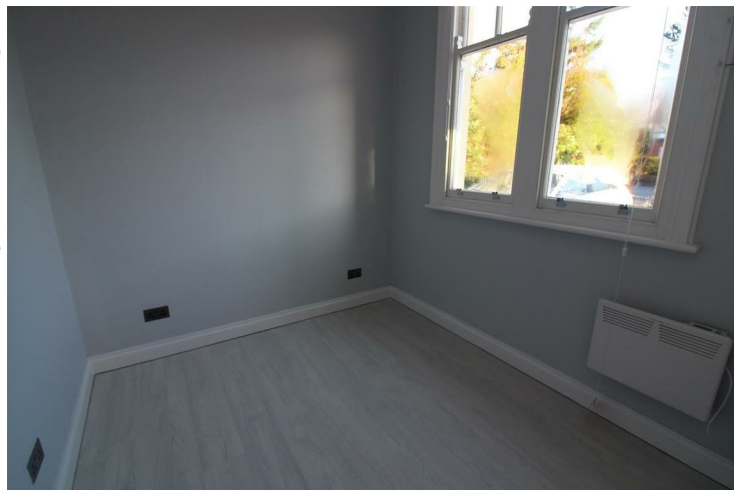
Good sized open plan room with doors to bedroom, shower room, patio garden and communal entrance. The room has a large bay window to the front and laminate flooring. Open plan to the kitchen area.

### Kitchen area



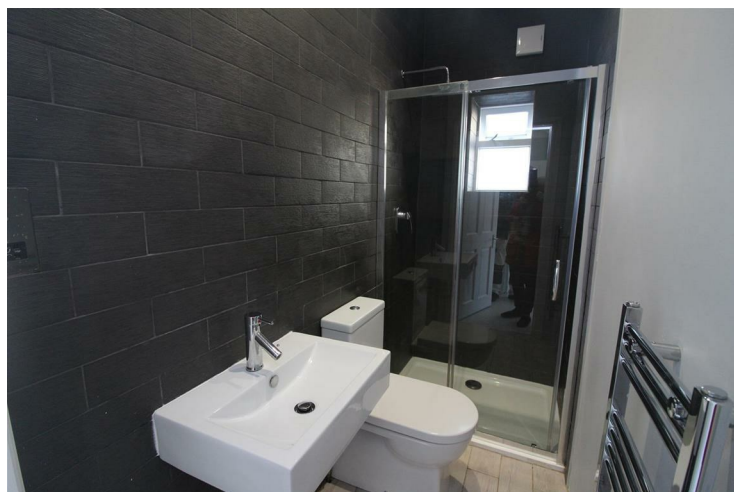
A modern kitchen with ample wall and base units, roll top work surfaces and inset sink and drainer. Fitted oven, hob and extractor. Recces for a fridge freezer, washing machine and dishwasher. Open plan to the living area.

### Bedroom



A bright room with laminate flooring and with a sash window to the front of the property..

### Shower room



Shower room with laminate floor, spacious shower cubicle with floor to ceiling tiles, WC, sink and heated towel rail.

### Courtyard garden



Paved courtyard garden with bamboo fencing and secure gate allowing direct access from the car park to the flat.

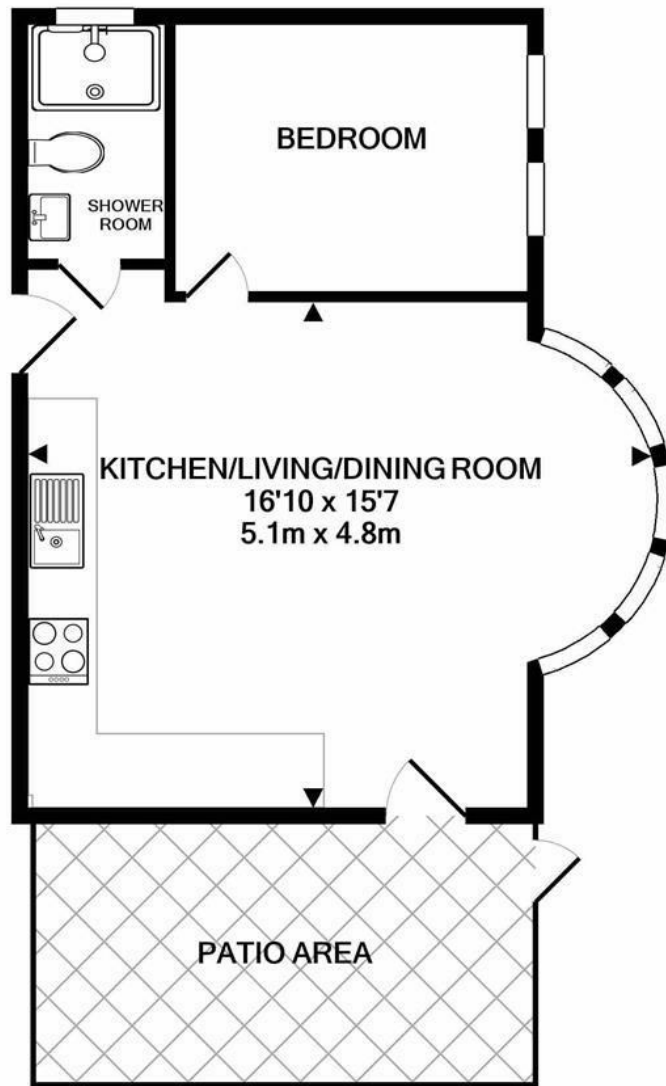
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### Tenure

Leasehold: 125 from 2006

Ground rent: £200 pa. rising £200 every 25 years

Service charge: £532.81 per quarter.



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) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

