

NEA

NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



**Patrick Road
Caversham, Reading, Berkshire RG4 8ET**

Chain Free £365,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Set within this highly sought after area of Caversham that is only moments from the popular amenities of central Caversham and offers easy access to Reading train station with its fast links to London is this modern and stylish apartment. The property boasts two double bedrooms, two bathrooms, a good sized living room and a modern kitchen. The apartment offers views over Christchurch Meadows and towards the River Thames. In addition there is undercroft parking, visitors parking and no onward chain.

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- Chain free & Park views
- Two double bedrooms
- Good sized living room
- Undercroft parking
- EPC rating C
- Ideal first time buy or rental investment
- Two bathrooms (one en suite)
- Stylish kitchen
- Easy reach of central Caversham and reading mainline train station
- Council tax band C

Communal entrance

Stairs from the ground floor to the communal entrance with a door to the front door.

Hallway

A good sized hallway with wood effect flooring, storage cupboard, cupboard housing the hot water cylinder, entryphone and doors to:

Living room

19'3 x 16'6 (5.87m x 5.03m)



A great sized dual aspect room with a double glazed window offering great views over Christchurch Meadow and a double glazed bay with 'Juliet style balcony' that offers views towards the River Thames and the Reading skyline. Carpeted, ceiling spot lights, ample space for a dining table and a door to the kitchen.

Kitchen

8'9 x 7'4 (2.67m x 2.24m)



A good sized modern kitchen with ample wall and base units, inset a sink and stainless steel drainer, roll top work surfaces with four ring hob, oven, fridge freezer, washer dryer and dishwasher. Cupboard housing the boiler, splash backs and a window overlooking the gardens.

Bedroom two

9'9 x 9'8 (2.97m x 2.95m)



A light and airy room with a double glazed window the side, carpeted and space for wardrobes.

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Shower room

5'10 x 5'1 (1.78m x 1.55m)



A stylish shower room comprising of a corner shower, wall mounted fittings, WC and wash hand basin. Part tiled walls and tiled floor.

Bedroom one

11'7 x 9'9 (to wardrobe) (3.53m x 2.97m (to wardrobe))



A light and airy room with two double glazed windows to the side, ample fitted wardrobes and a door to the en suite.

View over Christchurch meadows



En suite

6'11 x 5'9 (2.11m x 1.75m)



A good sized en suite comprising of a paneled bath with a wall mounted shower, WC and a wash hand basin. Tiled floor, part tiled walls and a double glazed window to the side.

Tenure

Lease: 125 years from 1999

Service charge: £1244.33 pa

Ground rent: £150 pa. Doubling every 25 years

Services

Water. Mains

Drainage. Mains

Electricity. Mains

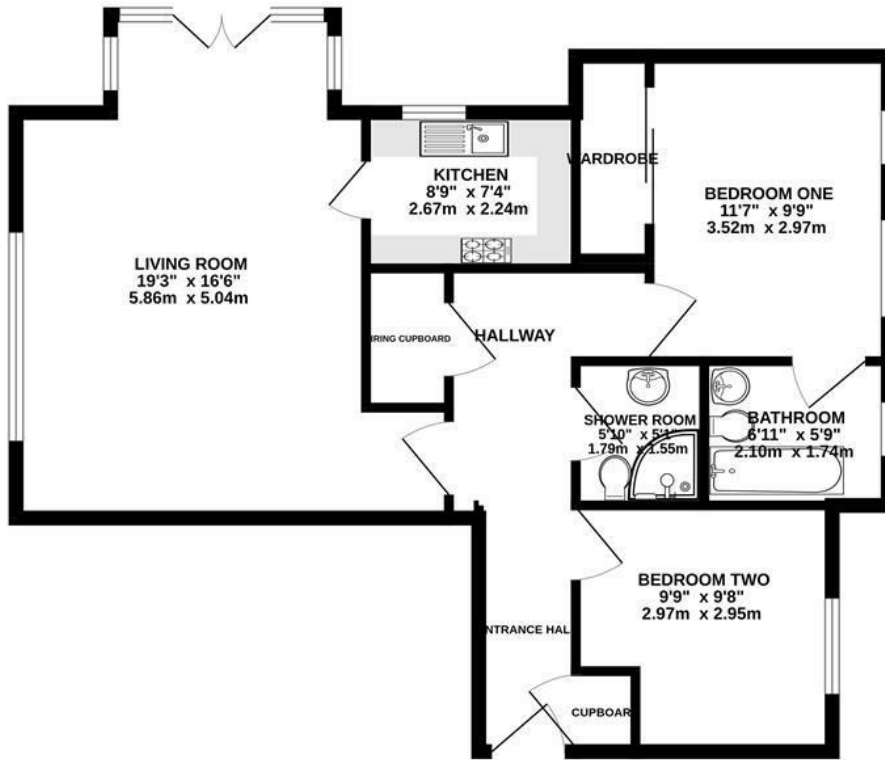
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

Flood risk. The clients have confirmed there has been no flooding in the last 5 years. The property is in flood zone 2/3

FIRST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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			
England & Wales		EU Directive 2002/91/EC	

