



**The Mount
Caversham, Reading, RG4 7RE**

Chain Free £550,000

PRIVATE GARDEN & NO GROUND RENT: Set within this sought after area of Caversham Heights is this stylish garden apartment situated within this prestigious gated development. The property is a modern two double bedroom two bathroom apartment that boasts its own private garden. There is ample living space and a stylish open plan 'Mark Wilkinson' kitchen. The apartment is set within tranquil and picturesque location that offers easy access to central Caversham and the River Thames. Allocated parking and offered with no onward chain.

The Mount, Reading, RG4 7RE

- Modern and stylish 'Mark Wilkinson' kitchen
- Great sized open plan living room with underfloor heating
- Two double bedrooms
- Secure parking
- EPC Rating C
- Easy access to central Reading and mainline station
- Two bathrooms (one en suite)
- Private courtyard garden
- Council Tax Band E
- Chain free

Communal entrance



A good sized communal entrance hall with a feature spiral staircase and lift to the ground floor.

Hallway

A good sized hallway with storage cupboards, wood flooring, entryphone and doors leading to:

Kitchen/Living Room

35'9" x 13'11" (10.90m x 4.24m)

A fantastic open plan space with a good sized living / dining area that has double glazed doors and windows to the private garden. There is an ornamental feature fire place, wood flooring, ceiling spot lights and open plan to the kitchen area.

Kitchen area



A luxury 'Mark Wilkinson' kitchen that offers ample wall and base units with built in gas hob, oven, microwave, dishwasher, cupboard with space for the washing machine and dryer and

Bedroom One

17'2" x 11'11" (5.23m x 3.63m)



A good sized bedroom with a double glazed window to the front offering views over the private garden, ample fitted wardrobes, carpeted and door to the en suite.

En suite

6'8 x 6'0 (2.03m x 1.83m)

A modern and stylish shower room comprising of a shower, WC, wash hand basin and a heated towel rail. Tiled floor, extractor and attractive fitted shelves.

Bedroom Two

15'8" x 11'1" (4.8 x 3.4)



Offering views over the attractive garden is the good sized room, carpeted and ample fitted wardrobes.

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Bathroom

7'5 x 6'9 (2.26m x 2.06m)

Mobile phone: The vendor is not aware of any restricted coverage



A good sized modern bathroom comprising of a paneled bath with a shower attachment and mixer tap, WC, wash hand basin and a heated towel rail. Tiled floor, extractor and attractive fitted shelving units.

Courtyard Garden



An easy to maintain southerly garden. The garden is primarily paved with attractive shrub borders.

Tenure & services

Leasehold: 125 years from 2007. The property is being sold with a share in the management company Treetops Management who in turn own the Freehold.

Ground rent £0

Service charge £950 per six months

Parking. Allocated bay

Water. Mains

Drainage. Mains

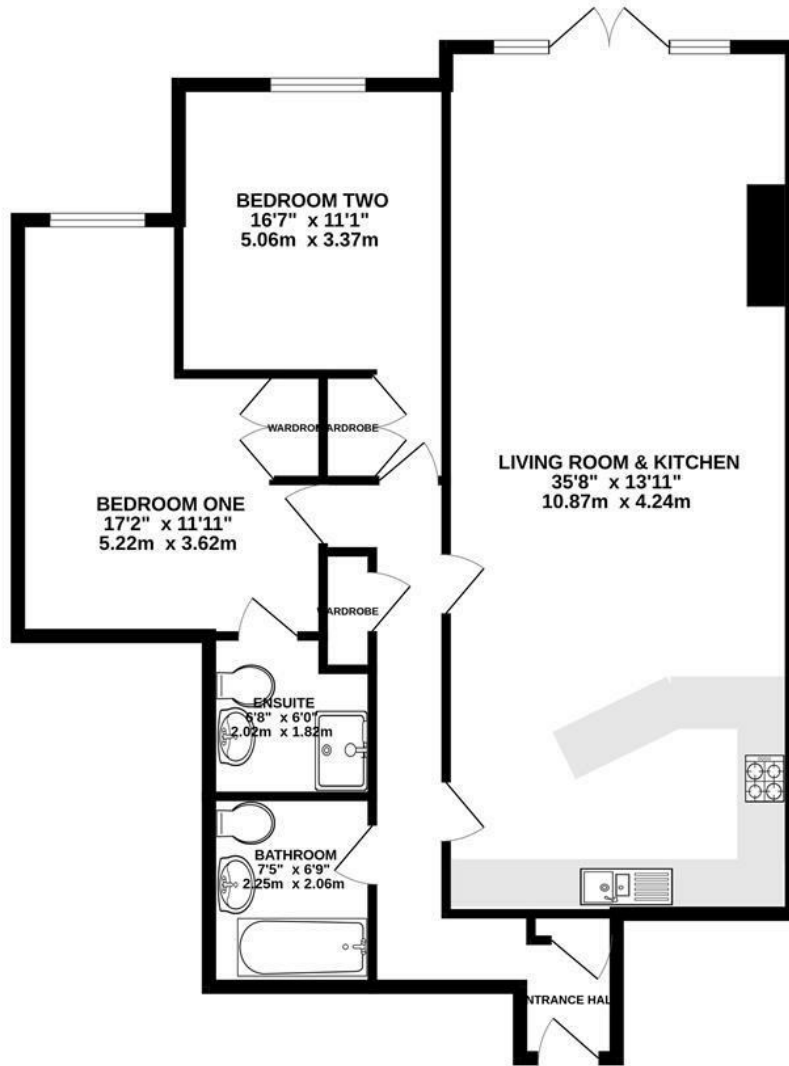
Electricity. Mains

Gas. Mains

Heating: Electric

Broadband. Ofcom-Ultrafast

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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			
EU Directive 2002/91/EC		80	85
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		79	84
England & Wales			

