



**Church Road
Caversham, Reading, Berkshire RG4 7AA**

£545,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: A unique opportunity to purchase this stunning two/ three bedroom two bathroom split level penthouse apartment set within the heart of Caversham. The property is finished to an extremely high quality throughout. There are fantastic southerly views towards the River Thames and Caversham Bridge from all the principal rooms and the terrace. The property boasts two secure parking spaces, lift and is within easy reach of Reading train station with its fast links to London and the Elizabeth Line. Viewing is essential to appreciate the space on offer. Call now to view.

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- Split level penthouse apartment
- Spacious living room
- Three bedrooms
- Two en suite bathrooms
- Stylish kitchen & dining area
- Reading skyline views from the terrace
- Two parking spaces
- Easy access to Reading station
- Council tax band E
- EPC rating B

Communal entrance

A good sized communal entrance with lift and stair to the penthouse level, door to rear parking area.

Hallway



A spacious carpeted hallway with two storage cupboards, stairs leading to the first floor, intercom system and doors leading to:

Kitchen/Diner

16'8" x 14'9" (5.1 x 4.5)



An open plan, modern kitchen/dining area fully equipped with SMEG appliances, inset sink and drainer, four ring hob, extractor, double oven, fridge freezer and dishwasher. Tiled floor, splash backs and ceiling spot lights and underfloor heating. Ample base and floor length units and a breakfast bar. Patio doors leading to the terrace, allowing plenty of natural light.

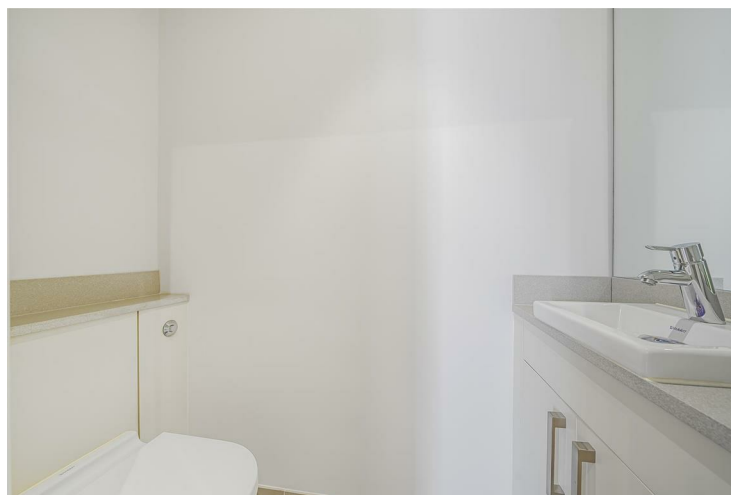
Living room

15'5" x 12'5" (4.7 x 3.8)



Offering views over the river Thames and central Reading skyline is this light and airy room with a double glazed window and patio doors to the south facing roof terrace. Carpeted, underfloor heating, semi open plan to the kitchen.

Cloakroom



A cloakroom comprising of WC and freestanding wash basin.

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Bedroom one

17'4" x 12'9" (5.3 x 3.9)



A spacious, fully carpeted double bedroom with a large double glazed window to the side and built in storage.

Bedroom two

15'1" x 12'9" (4.6 x 3.9)



A spacious, light double bedroom, fully carpeted with a radiator and double glazed windows to the side.

En suite



A modern ensuite, comprising of a spacious walk in shower, built in hand basin and WC.

En suite



A large ensuite with a good sized walk in shower, built in hand basin with ample storage and WC.

Landing

A carpeted landing with doors leading to:

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Bedroom three / Study

8'10" x 5'10" (2.7 x 1.8)



A nice size third bedroom, fully carpeted with access to large eaves storage.

Terrace



A south facing terrace offering views towards the River Thames and Caversham Bridge. A perfect place to relax and watch the world go by.

View from the terrace



Parking area



Tenure

Lease: 199 years from 2015 with a share of the freehold
S/c: £2666 pa approx
G/r: £0

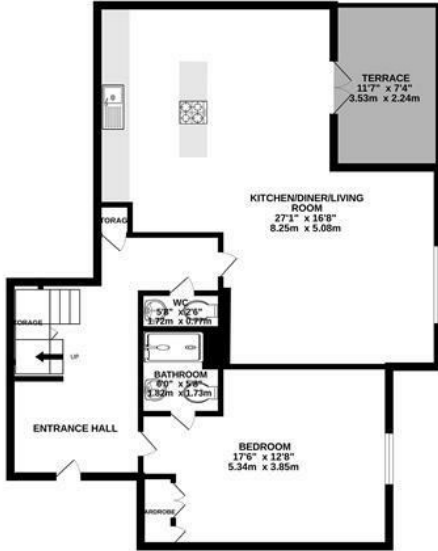
Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas, under floor heating.

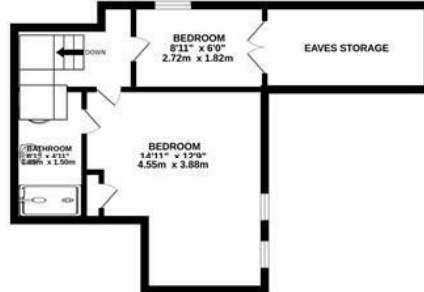
Broadband. Ultrafast, obtained from Ofcom

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

2ND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



3RD FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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	85	85
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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