



**Crayshaw Court, Abbotsmead Place
Caversham, Reading, Berkshire RG4 8EQ**

Chain Free £295,000

Set within this sought after central Caversham location is this light and airy first floor two double bedroom retirement apartment for the over 60's. The apartment has generous living accommodation, a modern kitchen and and a stylish bathroom with a walk in shower. The development boasts a communal residents lounge, guest suite for visitors and a decked terrace overlooking the communal gardens. In addition there is mobility scooter storage and a communal laundry room. To appreciate the space and facilitates on offer call now to view.

Crayshaw Court, Abbotsmead Place, Reading, Berkshire RG4 8EQ

- Chain free retirement • Two double bedrooms apartment for the over 60's
- 24-hour emergency call • Modern kitchen system & house manager
- Stylish bathroom • Underfloor heating
- Communal residents lounge • Mobility scooter storage & communal gardens
- EPC rating B • Council tax band E

Communal areas

Crawshay Court has a number of communal amenities with the residents lounge situated near the main entrance to the building with a short walk to the lifts, residents' laundry room and mobility scooter storage and charging room.

Entrance Hall

A bright and welcoming entrance hall with carpet and doors to the bedrooms, living room, bathroom and boiler cupboard housing the electric boiler/hot water tank, fuseboard and electric meter with a good amount of storage space.

Living room

22'9 x 10'2 (6.93m x 3.10m)



A spacious and bright, carpeted living room with window overlooking the front of the property and door to the kitchen.

Kitchen

7'5 x 7'3 (2.26m x 2.21m)



A modern kitchen with tiled floor, built in fridge freezer, built in oven, induction hob and extractor with a good amount of storage at both counter and eye levels and window overlooking the front of the property.

Bedroom one

20'1 x 10'0 (6.12m x 3.05m)



Very good sized double bedroom with carpet, walk in wardrobe and window overlooking the front of the property.

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Walk in wardrobe



A good sized walk in wardrobe

Bedroom two

19'5 x 9'9 (5.92m x 2.97m)



A good sized double bedroom with carpet, built in wardrobe and window overlooking the front of the property.

Bathroom



Modern and stylish tiled bathroom with separate shower cubicle, bath, sink with storage, WC and heated towel rail.

Residents lounge



A good sized communal area with a residents kitchen and access to the house managers office.

Tenure

Lease: 125 from 2012

Service Charge: £4589.52 including underfloor heating in the apartment

Ground Rent: £495 pa reviewed every 15 years

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Underfloor and included in the service charge

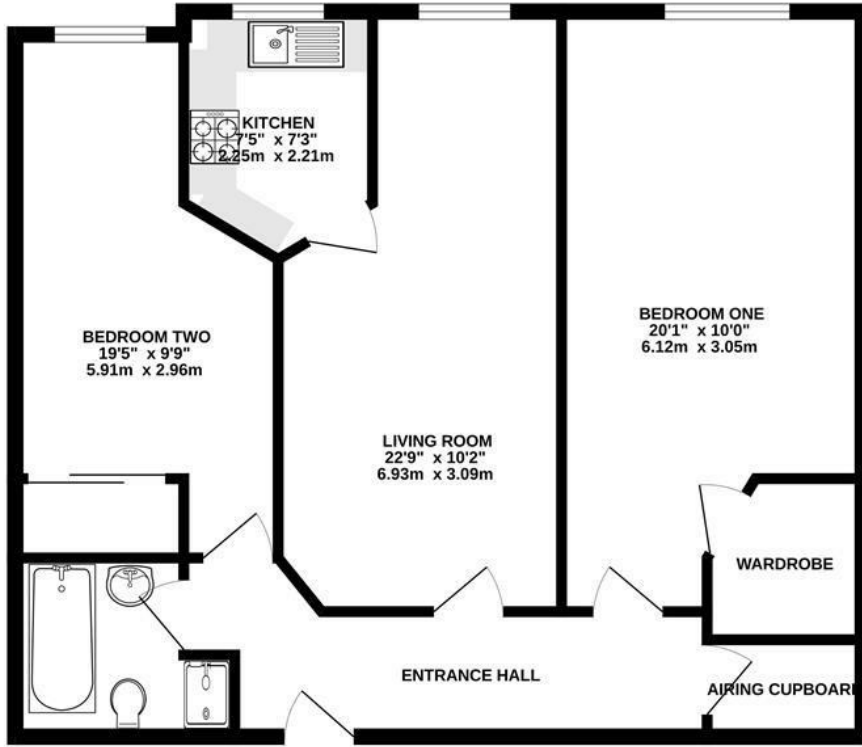
Gas. N/A

Broadband. Ultrafast, obtained from Ofcom

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

Pet requirements. Written consent required from either the landlords or the managing agents

FIRST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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		81	83
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			
England & Wales			

