



**Priory Avenue
Caversham, Reading, Berkshire RG4 7SN**

£160,000

A well presented first floor retirement apartment for the over 65's set within the heart of Caversham located only moments from the shops and the River Thames. The property has been recently redecorated and carpeted throughout with new electric radiators. The property benefits from two double bedrooms, a modern kitchen and a modern bathroom. There is a part-time on site manager, off-road parking, residents lounge, guest suite for visitors and communal gardens.

Priority Avenue, Reading, Berkshire RG4 7SN

- Central Caversham location
- Modern and stylish bathroom
- Garden views
- Off street parking
- Council Tax Band D
- Two bedrooms
- Over 65s
- On site manager
- Recently decorated and carpeted
- EPC Rating B

Entrance Hall

Welcoming, carpeted entrance hall with entry-phone, emergency alarm system and doors leading to living room, bedrooms, shelved storage cupboards and bathroom.

Living Area

22'11" x 9'6" (7 x 2.9)



Spacious, carpeted living room with double doors to kitchen, window overlooking the communal gardens and dining area.

Dining area

9'2" x 8'10" (2.8 x 2.7)



Carpeted dining area with space for table and chairs.

Kitchen

8'3" x 7'11" (2.53 x 2.42)



Tiled floor, window overlooking the communal gardens, built in fridge freezer, dishwasher and washing machine.

Bedroom one

15'8" x 9'2" (4.8 x 2.8)



Good sized, double bedroom with two built in double wardrobes and window overlooking the communal garden.

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Bedroom two

15'8" x 9'2" (4.8 x 2.8)



Good sized, double bedroom with built in double wardrobe and window overlooking the communal garden.

Bathroom

5'6" x 6'11" (1.7 x 2.12)



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

Resident's lounge



A large and friendly lounge with kitchen facilities, allowing residents to socialise.

Communal gardens



Peaceful and private gardens, mostly laid to lawn giving.

Tenure

Lease: 125 years from 1st July 1999

Service Charge: £5196.15

Ground Rent: £770 per annum

Services

Water. Mains

Drainage. Mains

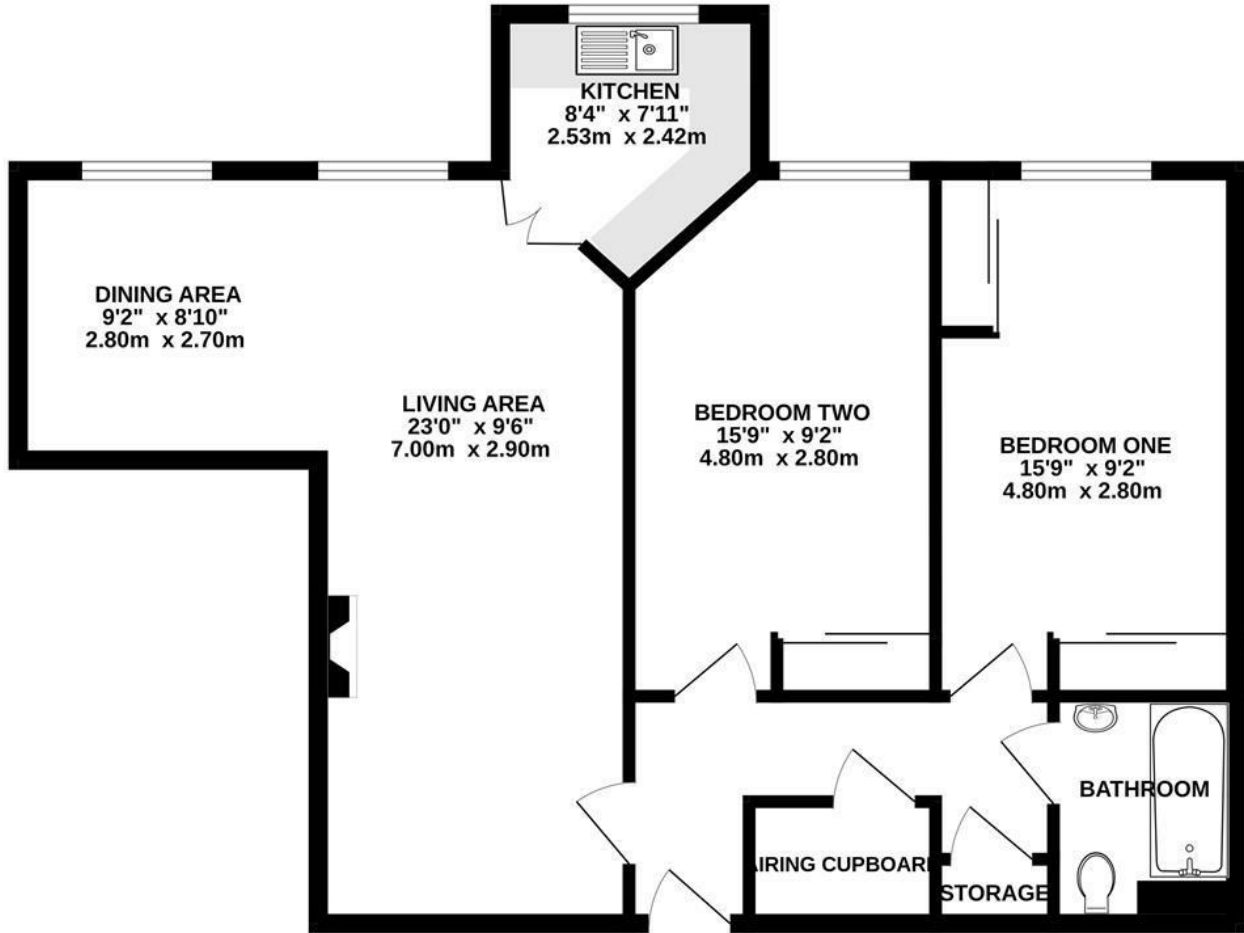
Electricity. Mains

Heating. Electric

Broadband. Ultrafast, obtained from Ofcom

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

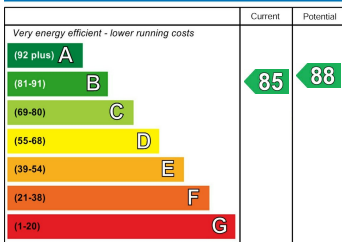
FIRST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.6 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

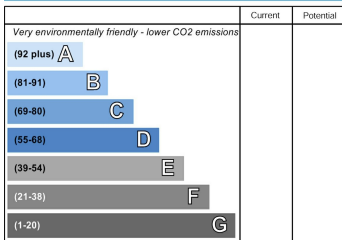


England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

