



**1 North Street  
Caversham, Reading, Berkshire RG4 8JA**

**Chain Free £225,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT:** Set within this sought after modern development in the heart of Caversham is this spacious and quiet one double bedroom apartment. The property boasts a good sized open plan living room with a stylish open plan kitchen, a spacious double bedroom and a modern bathroom. To the rear there is a good sized decked terrace. On street parking available with residents permit. To appreciate the location and space on offer call now to view.

# 1 North Street, Reading, Berkshire RG4 8JA

- Central Caversham
- Chain free
- Great sized open plan living room
- One double bedroom
- Modern & Stylish kitchen
- Decked terrace
- Permit Parking
- Council tax band B
- EPC Rating C
- Ideal first time buy or rental investment

## Communal entrance

A good sized communal entrance with a door leading to the front door.

## Entrance hall

A good sized hallway with doors to:

## Living/Dining Room

20'5 x 20'0 (6.22m x 6.10m)



A good sized open plan living/dining room with double glazed window and patio doors to an outdoor private slimline terrace area, carpeted and open plan to the kitchen.

## Kitchen area



Modern and stylish tiled kitchen connected to the living/dining room with ample storage space. Roll top work surfaces with an inset sink and drainer, four ring hob with extractor fan over, oven, washing machine and integrated fridge/freezer. Splash backs, tiled floor and open plan to the living area.

## Bedroom

9'10 x 9'5 (3.00m x 2.87m)



Carpeted double bedroom with a built in wardrobe, a door to cupboard housing boiler with storage and window to the side of the property.

## Bathroom

7'3 x 5'8 (2.21m x 1.73m)



A modern and stylish bathroom with WC, sink basin under a mirror cupboard and bath with shower overhead. Tiled floor. part tiled walls and an extractor.

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## Decked terrace

24'0 x 4'4 (7.32m x 1.32m)



Accessed from the living room is this outdoor private slimline terrace area.

## Tenure

Lease: 125 years from 2009

Ground rent: £250 pa rising every 25 years by RPI

Service charge: £1236 PA

## Services

Water. Mains

Drainage. Mains

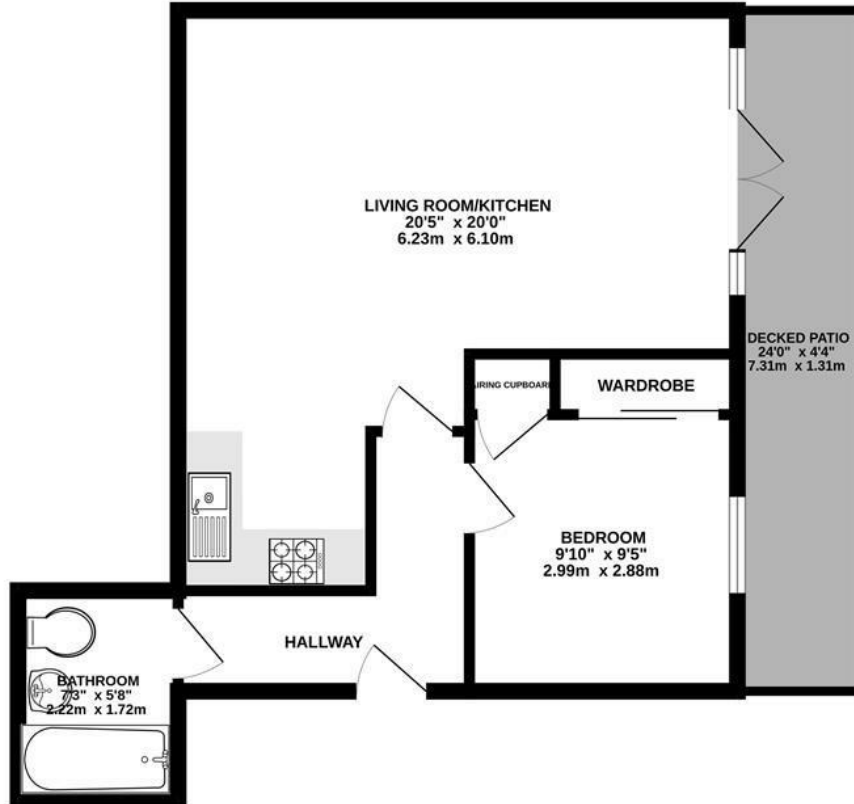
Electricity. Mains

Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>76</b>	<b>76</b>

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>78</b>	<b>78</b>

England & Wales

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