



The Mount
Caversham, Reading, Berkshire RG4 7RE

Chain Free £599,950

Set within this highly sought after modern development that is set in attractive grounds in the heart of Caversham is this luxury garden apartment. The property boasts two good sized bedrooms with two bathrooms. A fantastic 30' living / dining room with direct garden access. The property boast a modern and stylish 'Mark Wilkinson' kitchen and solid wood flooring throughout. Externally there is an easy to maintain southerly facing garden that is ideal for summer entertaining with views over the Reading skyline.. The apartment is set within attractive grounds and has the benefit of off road parking. The apartment has no onward chain and viewing is highly recommended to appreciate the space on offer.

The Mount, Reading, Berkshire RG4 7RE

- Central Caversham development
- 30' reception room
- Two double bedrooms
- Short walk to Reading and station
- EPC rating C
- Two bathroom (one ensuite)
- Stylish fully fitted kitchen
- Private courtyard garden set within a secure gated development
- Council Tax Band E
- Chain free

Communal entrance



A grand and stylish entrance with lift to all floors and spiral staircase heading down with a chandelier lighting the interior. The lower floor has secure storage for each of the flats on the floor.

Entrance hall



A spacious and welcoming entrance with wood flooring, a window to the side of the property, doors to the airing cupboard housing the boiler and another housing the hot water tank, kitchen, bedrooms, bathroom and living room.

Kitchen

10'9" x 8'10" (3.3 x 2.7)



A modern and stylish 'Mark Wilkinson' kitchen with ample wall and base units. Stone work surfaces with an inset sink and drainer, four ring hob, oven, washer / dryer, dish washer and fridge freezer. Tiled floor and a double glazed window the rear.

Living Room

29'6" x 20'4" (9 x 6.2)



A larger than expected 'L-shaped living room with door to the private garden windows overlooking both the garden and the side of the property, attractive ornamental fire place, wood flooring and ceiling spot lights.

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Bedroom one

12'9" x 11'5" (3.9 x 3.5)



A spacious double bedroom with fitted wardrobes, double glazed window to the garden and a door to the en suite.

Bedroom two

10'9" x 9'2" (3.3 x 2.8)



A light and airy room with a double glazed window to the side, carpeted with both a single and a double built in wardrobe.

En suite



A stylish shower room with a great sized shower, WC, wash hand basin, tiled floor and extractor.

Bathroom



A modern and stylish bathroom comprising of a paneled bath with mixer tap and hand held shower, WC, wash hand basin with storage units. Tiled floor and ceiling spot lights.

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Private garden



A private courtyard garden, accessed via the living room, with ample space for garden table and chairs. The garden offers peace and quiet with views over the Reading skyline

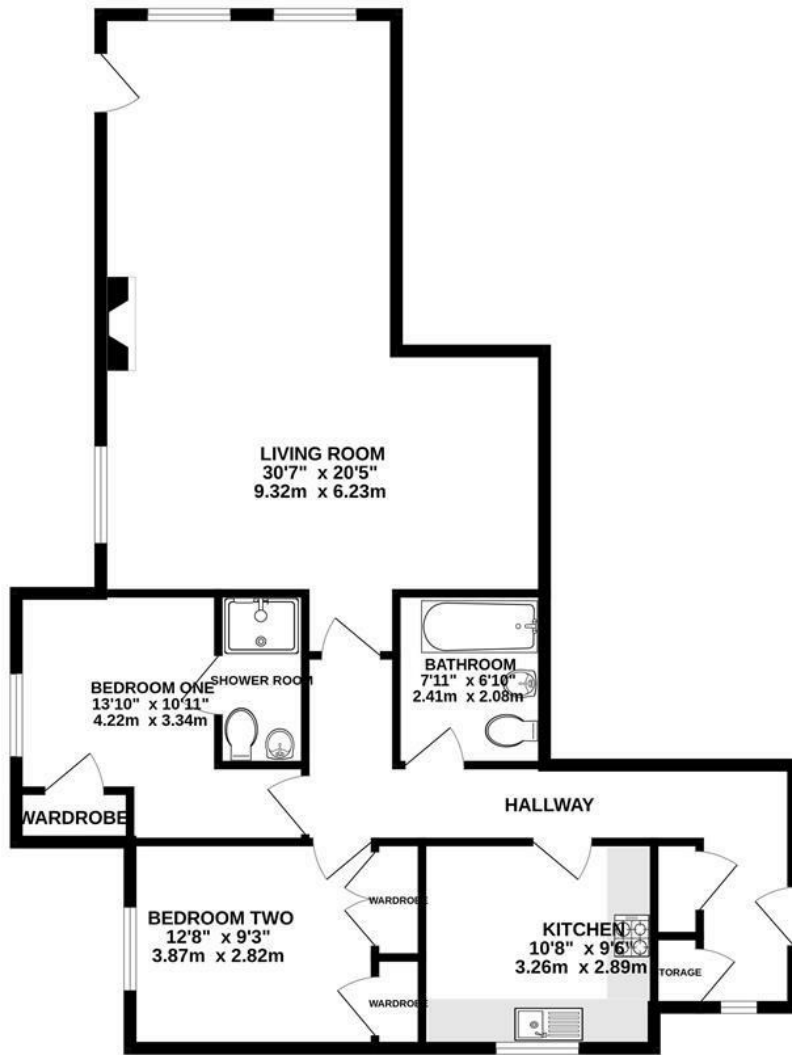
Tenure

Lease: 125 years from 2006 The property is being sold with a share in the management company Treetops Management who in turn own the Freehold.

Service charge: £1900 PA

Ground rent: N/A

GROUND FLOOR
1033 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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		77	80
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			

