



**Prospect Street
Caversham, Reading, Berkshire RG4 8JN**

Guide Price £175,000

GUIDE PRICE OF £175000 TO £185000. IDEAL FIRST TIME BUY OR RENTAL INVESTMENT WITH 6.9% YEILD: A top floor one double bedroom flat set within this luxury period conversion. The property has been developed to a high specification and benefits from neutral decor modern high gloss kitchens cabinets and a mix of wooden floors, carpeted areas throughout and video entry phone system. The period features of the main building remain including two original feature fireplaces in the living and bedroom. There is a communal landscaped garden for all residents to enjoy plus a dedicated shed for secure storage. The property is situated in central Caversham providing access to local shops and amenities with only a short walk to Reading mainline train station.

Prospect Street, Reading, Berkshire RG4 8JN

- Central Caversham
- Period features
- Top floor
- Stylish bathroom
- Council Tax Band A
- One bedroom flat
- Modern Kitchen
- Enclosed communal garden
- EPC Rating D
- Chain free

Communal entrance

Video entry phone system, stairs to the flats.

Hallway

A good sized hallway with laminate wood flooring, loft access, doors to:

Living room

12' x 9'1 (3.66m x 2.77m)



A spacious living room double glazed window to the front allowing plenty of natural light, laminate wood flooring, cast iron feature fire place and electric heater. Semi open plan to kitchen.

Kitchen

12' x 4'10 (3.66m x 1.47m)



A modern and stylish kitchen with ample wall and base units with roll top work surfaces. Inset stainless steel sink and drainer, four ring hob, oven, extractor, slim line dish washer, fridge freezer and washing machine. Tiled splash backs, laminate wood flooring and entry phone system.

Bathroom



A modern and stylish shower room comprising of a shower cubical, low level WC, wash hand basin with mixer tap and chrome heated towel rail. Frosted double glazed window to the rear, extractor, tiled floor and part tiled walls.

Bedroom

12'6 x 9'6 (3.81m x 2.90m)



A good sized bedroom with a double glazed window to the rear overlooking the attractive communal rear garden, carpeted, cast iron feature fire place.

Communal garden



A shared communal garden with a shed for storage.

Tenure

999 year NEW lease

Service charge :£772 PA

Ground rent :Peppercorn

Services

Water. Mains

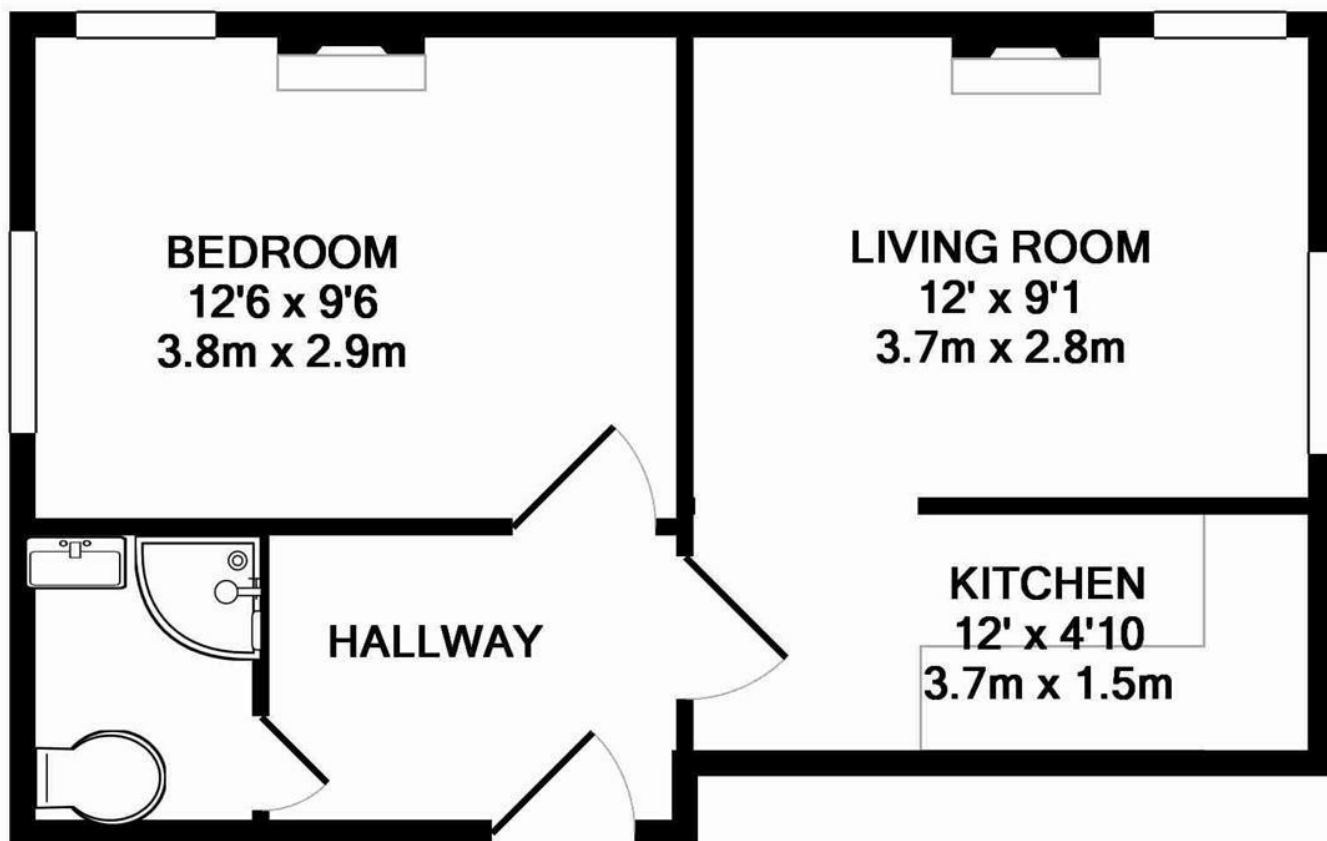
Drainage. Mains

Electricity. Mains

Heating. Electric

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

Broadband. Superfast, obtained from Ofcom



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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	61	63
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

