



**St. Peters Avenue  
Caversham, Reading, Berkshire RG4 7RG**

**Guide Price £300,000**

**CHAIN FREE:** Set within this sought after area of Caversham Heights offering views from the balcony over the attractive communal gardens and towards the River Thames is this recently refurbished apartment. The property boasts two good sized bedrooms, a modern bathroom and a stylish kitchen. There is a good sized living room with a south facing balcony. In addition there are attractive communal grounds and parking. To appreciate the space on offer and level of finish throughout call now to view.



## St. Peters Avenue, Reading, Berkshire RG4 7RG

- Chain free
- Two spacious bedrooms
- Caversham Heights
- Modern kitchen & bathroom
- EPC rating C
- Recently refurbished throughout
- Balcony overlooking attractive communal gardens
- Good access to the centre of Caversham and Reading Station
- Off road parking
- Council tax band D

### Communal entrance

A bright and airy communal entrance with secure card entry and entryphone system, doors to the ground floor apartments and stairs to the first floor.

### Hallway

A spacious, carpeted entrance hall with two built in cupboards and doors to the bedrooms, bathroom, kitchen and living room.

### Bedroom one

13'5" x 8'8" (4.11 x 2.66)



Large, carpeted double bedroom with built in double wardrobe and window overlooking the front of the property.

### Bedroom two

12'7" x 6'5" (3.86 x 1.98)



Comfortable bedroom with carpet and window overlooking the front of the property.

### Bathroom

8'0" x 5'3" (2.46 x 1.62)



Stylish and modern bathroom with wood floor, bath with shower, WC, sink and heated towel rail.

### Kitchen

8'6" x 7'9" (2.61 x 2.38)



Very well presented kitchen with wood floor, built in fridge freezer, dishwasher, washing machine, gas hob, oven and extractor, with views over the communal gardens.

**Living room**

13'5" x 8'8" (4.11 x 2.66)



A very good sized, carpeted living room with patio doors leading to the balcony.

**Balcony**



Balcony with fabulous views over the very well presented and looked after communal gardens and on over the valley and the whole of Reading. Perfect for morning coffee!

**Communal grounds**

Beautifully manicured lawns and well maintained borders, with great views over the river and parking to the front of the property.

**Services**

Water: Mains  
Drainage: Mains  
Electric: Mains  
Heating: Gas

Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband: Ultrafast available as per ofcom

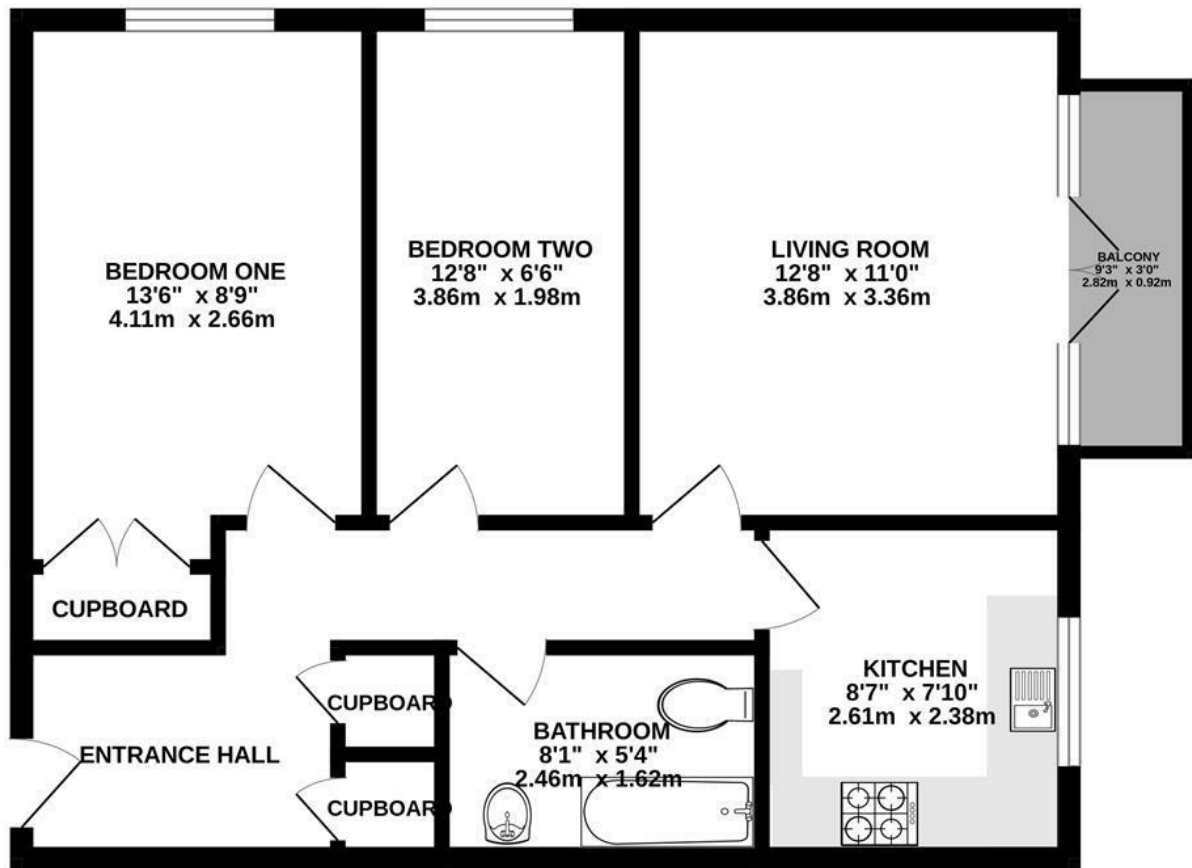
**Tenure**

Lease: 125 years from 1995

Ground rent: £190 PA rising every 25 years

Service charge: £1100 PA

# FIRST FLOOR



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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

