



**Elliotts Way
Caversham, Reading, Berkshire RG4 8BW**

Guide Price £275,000

GUIDE PRICE OF £275,000 TO £300,000. IDEAL FIRST TIME BUY OR RENTAL INVESTMENT, CHAIN FREE: Set within this sought after central Caversham development that offers views over Christchurch Meadows and towards the River Thames is this two double bedroom apartment on the ground floor. The property in good decorative order throughout. There is a great sized living room and patio with views over the Meadows and the River Thames, separate kitchen and a modern bathroom. There is an allocated parking space to the front. To appreciate the location and space on offer call now to view.

Elliotts Way, Reading, Berkshire RG4 8BW

- Chain free
- Easy access to Reading mainline station
- Modern bathroom
- Separate kitchen
- EPC rating C
- Central Caversham
- Two bedrooms
- Great sized living room
- Patio and communal garden
- Council tax band C

Communal entrance

Hallway

A good sized hallway with doors to:

Bedroom one

11'11 x 9'10 (3.63m x 3.00m)



A light and airy room with a window to the front and fitted wardrobes

Bedroom two

11'3 x 7'0 (3.43m x 2.13m)



Offering views to the front is this good sized bedroom with space for wardrobes.

Bathroom

7'10 x 7'0 (2.39m x 2.13m)



A modern and stylish bathroom comprising of a paneled bath with a wall mounted shower, wash hand basin, WC, heated towel rail. Part tiled walls, tiled floors and a window to the side.

Living room

15'9 x 15'1 (4.80m x 4.60m)



A great sized room with wood effect flooring, storage cupboard, door to the kitchen. There is a window offering views over the communal garden and door to the patio area that leads to the communal garden.

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Kitchen

9'11 x 7'0 (3.02m x 2.13m)



A good sized kitchen with ample wall and base units with roll top work surfaces. Inset a sink and drainer, four ring hob and oven. Recess for the washing machine, dishwasher and fridge-freezer. A window over ;looking the communal garden and a cupboard housing the boiler.

Patio



A good sized patio with direct access to the communal garden and views towards the river Thames.

Communal garden



A good sized communal garden ideal for summer entertaining.

Tenure

lease: 125 years from 1998

Service charge: £1386.44 PA

Ground rent: Peppercorn

Services

Water. Mains

Drainage. Mains

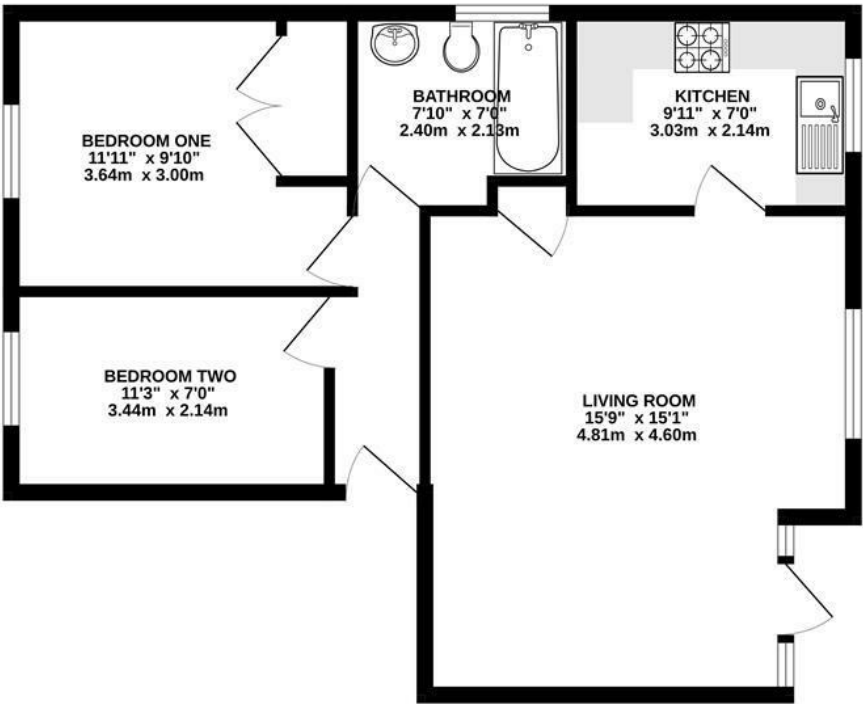
Electricity. Mains

Heating. Gas

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

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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 misstatement. 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		
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		

