



Priest Hill
Caversham, Reading, Berkshire RG4 7RZ

Chain Free £295,000

CHAIN FREE & GREAT SIZED PRIVATE PATIO GARDEN: Located only moments from the center of Caversham and within easy reach of central Reading is this recently refurbished apartment. The property boasts generous living space through out and boasts two double bedrooms, a stylish bathroom, modern separate kitchen and a light and airy L shaped living room. In addition there is a great sized private paved patio garden and off street parking to the front. To appreciate the space on offer call now to view.

Priest Hill, Reading, Berkshire RG4 7RZ

- Chain free
- Private patio garden
- Modern and stylish kitchen and bathroom
- Easy walking access to Reading Station and town centre
- Council tax band C
- Good sized living room
- Two spacious double bedrooms
- Off street parking
- Central Caversham location
- EPC rating TBC

Entrance Hall

18'0" x 10'9" (5.5 x 3.29)



A wide hallway with wood effect flooring that boasts a large storage cupboard, spotlights and doors leading to all rooms.

Living room

17'3" x 17'1" (5.28 x 5.23)



A bright and spacious L shaped room that features wood effect flooring with ample natural light from the double glazed windows and large patio doors leading to the South facing private garden.

Kitchen

12'8" x 5'8" (3.88 x 1.75)



A fresh and modern room boasting natural light from the large double glazed windows overlooking the garden. There is an inset sink drainer, gas hob with a tiled splash back, ample space for white goods, tile effect flooring.

Bathroom

8'11" x 5'7" (2.74 x 1.72)



A modern and stylish bathroom comprising of a panelled bath and wall mounted shower featuring frosted double glazed windows, a wash hand basin, vinyl style walls, a toilet and tile effect flooring.

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Bedroom one

12'2" x 11'7" (3.73 x 3.55)



A light and airy room that is carpeted and includes a large built in wardrobe which is great for storage. There is plenty of natural light beaming from the double glazed windows that look out into the private patio garden.

Bedroom two

12'4" x 9'1" (3.78 x 2.79)



A large double bedroom which is carpeted with a double glazed window as well as a built-in wardrobe.

Patio



A south facing private patio which is great for those Summer BBQ's.

Tenure

Lease length: 125 years from 1st Feb 1995

Ground Rent: £100 per year rising £50 every 25 years

Service charge: £1208 per year

Services

Water. Mains

Drainage. Mains

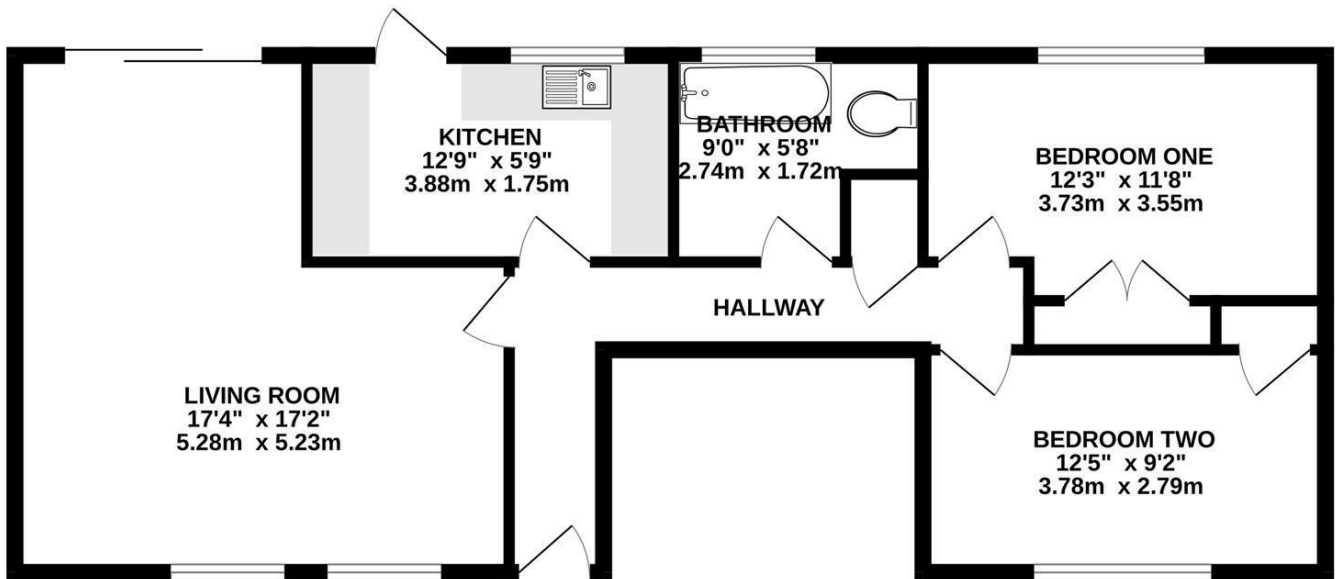
Electricity. Mains

Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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