



Waller Court
Caversham, Reading, Berkshire RG4 6DB

£265,000

Located only moments from the heart of Caversham and offering easy access to the River Thames and central Reading is this stylish apartment. The property offers two good sized bedrooms and two bathrooms (one ensuite) a great sized living room and a light and airy modern separate kitchen. To the rear there is off road parking. To appreciate the space on offer call now to view.

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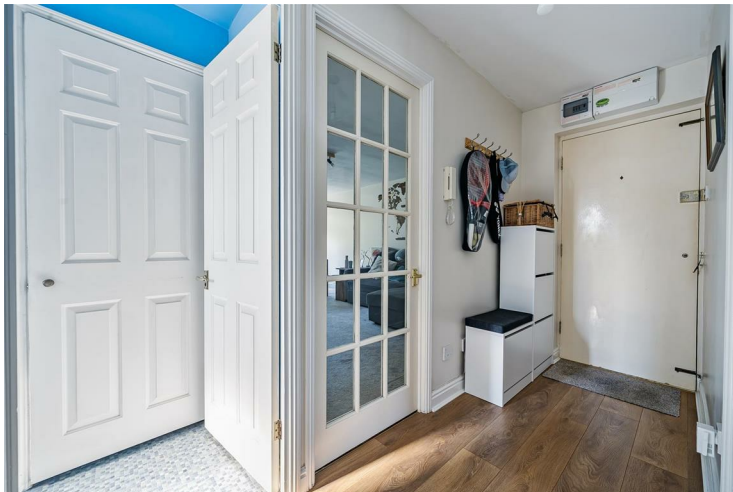
- Two double bedrooms
- Great sized living room
- Easy reach of central Caversham
- Close proximity to Balmore Park
- Council tax band
- Two bathrooms
- Separate modern kitchen
- Ideal first time buy or rental investment
- Long lease & gated parking
- EPC rating C

Communal entrance

A good sized communal entrance with stairs to the first floor.

Hallway

10'11" x 4'6" (3.33 x 1.38)



A wide hallway with wood effect flooring featuring space for storage and doors leading to other rooms.

Living room

18'0" x 14'5" (5.5 x 4.41)



A spacious room with double glazed windows to the front, fresh carpet and doors leading to the kitchen.

Kitchen

8'11" x 7'10" (2.74 x 2.41)



A fresh and modern room with space for white goods such as a fridge/freezer and washing machine. There is also an electric hob, wood effect flooring and a large double glazed window.

Bedroom one

10'9" x 10'7" (3.29 x 3.23)



A light and airy room that is newly carpeted with a modern radiator and space for furniture. There are views over communal areas from the double glazed windows and access to the en-suite.

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En-suite

7'6" x 4'6" (2.31 x 1.38)



A good size ensuite with a wall mounted shower unit, fixed wash hand basin with a tiled splash back and a WC. Wood effect flooring and a window to the side.

Bedroom two

10'7" x 7'8" (3.23 x 2.35)



A generously sized bedroom with double glazed windows overlooking the rear gardens, modern radiator and fresh carpet.

Bathroom

10'9" x 4'11" (3.29 x 1.5)



A roomy space with tile effect vinyl and a panelled bath with a wall mounted shower. There is also a spacious airing cupboard, a wash hand basin with a tiled splash back, WC and a window to the side.

Tenure

Lease: 171 years from 2014

Ground rent: £200 per year

Service Charge: £2371 per year

services

Water: Mains

Drainage: Mains

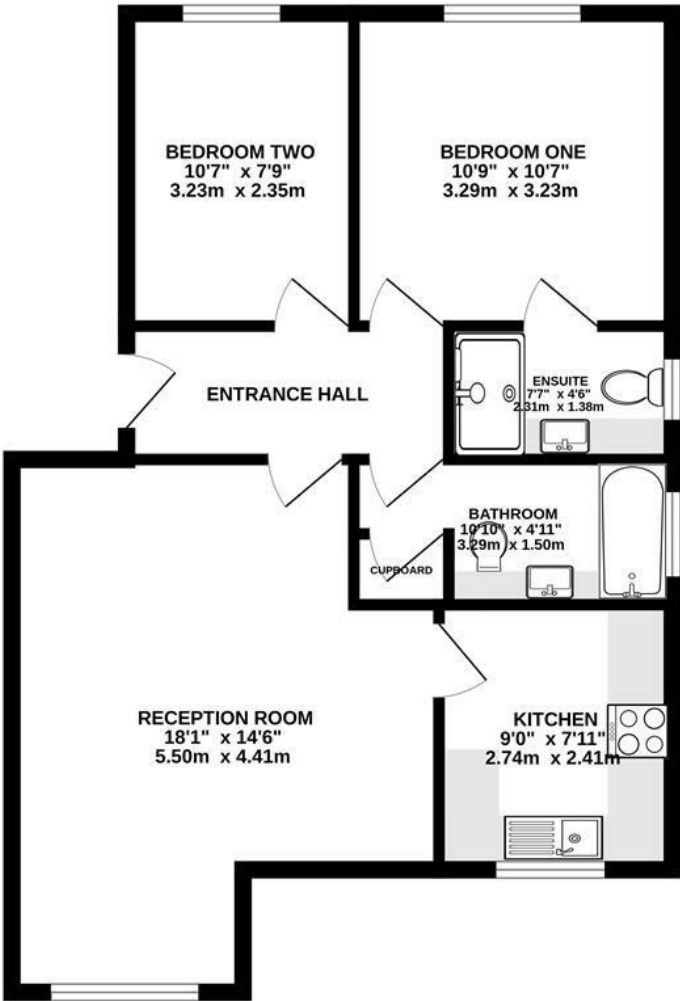
Electric: Mains

Heating: Electric

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

Broadband: Ultrafast available as per ofcom

FIRST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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		
	77	81
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		
EU Directive 2002/91/EC		

