



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



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

**Chain Free £300,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE:** Set within this sought after central Caversham development that offers views over Christchurch Meadows, the River Thames and towards the Reading skyline is this two double bedroom apartment. The property has been recently refurbished throughout. There is a good sized living room and balcony with views over the Meadows and the River Thames, separate kitchen and a modern bathroom. There is an allocated parking space to the rear.

To appreciate the location and space on offer call now to view.

## Elliotts Way, Reading, Berkshire RG4 8BW

- Central Caversham
- Recently refurbished
- Great sized living room
- Good sized balcony
- EPC rating C
- Two double bedrooms
- Riverside location & an easy walk to Reading mainline station
- Allocated parking & Communal grounds
- Council Tax Band C
- Chain free

### Communal entrance

A good sized communal entrance with stairs to first floor.

### Hallway

A good sized hallway with an entryphone and doors to:

### Living Room

15'7 x 15'1 (4.75m x 4.60m)



A light and airy room with a large window and a balcony overlooking Christchurch Meadows and the River Thames. Storage cupboard and door to the kitchen.

### Kitchen

10'0 x 7'1 (3.05m x 2.16m)



A modern kitchen with wood effect flooring. Includes a large fridge freezer, an electric oven with gas hob, dishwasher and sink which overlooks Christchurch Meadows and the River Thames.

### Bedroom one

12'0 x 9'11 (3.66m x 3.02m)



A good sized room with a window to the rear, carpeted and space for wardrobes.

### Bedroom two

11'5 x 7'0 (3.48m x 2.13m)



Offering views to the rear is this good sized room, carpeted and ample space for wardrobes.

**Bathroom**

8'0 x 7'1 (2.44m x 2.16m)



An attractive bathroom with a modern white suite, it has a shower over bath, a WC and sink. Part tiled walls and a window to the side.

**Balcony**

6'7 x 4'1 (2.01m x 1.24m)



The private balcony is south facing, which allows you to enjoy the afternoon and evening sun and gives you a pleasant view of Christchurch Meadows and towards the River Thames.

**Tenure**

Lease: 125 years from 1999

Ground rent : Peppercorn

Service charge: £1386.44 PA

**Services**

Water. Mains

Drainage. Mains

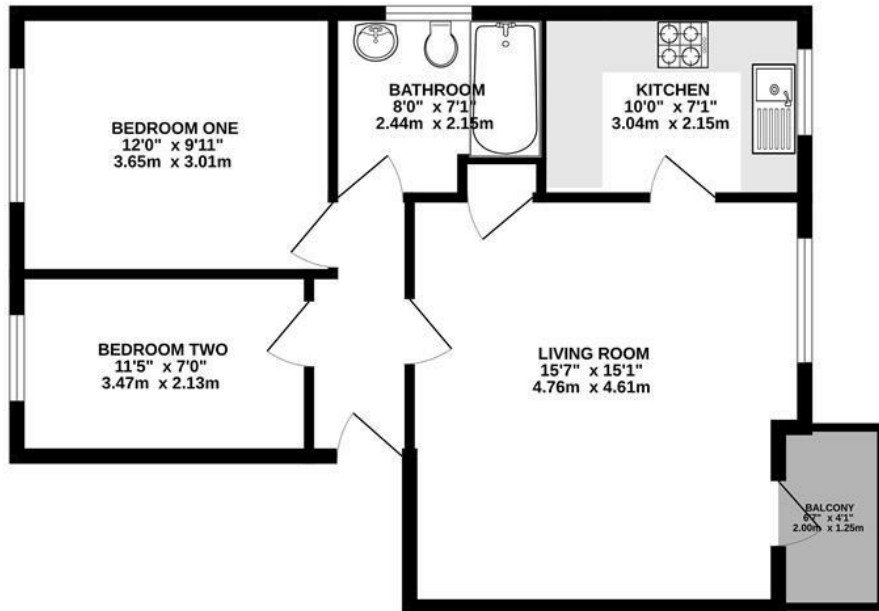
Electricity. Mains

Heating. Electric

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

Broadband. Superfast, obtained from Ofcom

FIRST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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.  
Made with Metropix ©2024

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>	80	80
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
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>	80	85
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

