



**Derby Road
Caversham, Reading, RG4 5ET**

£340,000

Nestled in the desirable area of Caversham, Reading, this purpose-built apartment on Derby Road offers a perfect blend of modern living and convenience. Constructed in 2002, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, ideal for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, providing ample space for comfortable living. With two bathrooms, including an en-suite, this property is perfect for families or professionals seeking a harmonious balance between privacy and shared spaces.

The location is particularly appealing, with easy access to local amenities, parks, and excellent transport links, making it an ideal choice for those who commute or enjoy the vibrant lifestyle that Reading has to offer.

Derby Road, Reading, RG4 5ET

- Top floor apartment with great views
- Two double bedrooms
- Living room
- Communal gardens
- Council tax band D
- Easy access to central Caversham
- Modern bathroom and en suite shower room
- West facing balcony
- Allocated parking
- EPC rating C

Communal entrance

Stairs leading to first and second floors

Hallway



Doors leading to all rooms, storage cupboard, further cupboard and loft hatch with pull down ladder giving access to useful storage.

Bedroom one

13'9" x 12'3" (4.21m x 3.75m)



Spacious room with doors opening onto a Juliette balcony with views over Queen Anne's playing field, wood flooring, ample space for wardrobes and door to the en-suite.

En suite



A modern and stylish shower room comprising of a shower cubical, wash hand basin, WC, tiled floor and part tiled walls.

Bedroom two

12'4 x 10'1 (3.76m x 3.07m)



A good sized room with a double glazed window offering views over gardens. Wood flooring and ample space for wardrobes.

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Bathroom

7'5 x 5'7 (2.26m x 1.70m)



A good sized bathroom comprising of a paneled bath, wall mounted shower, WC and wash handbasin. Tiled floor, part tiled walls and a frosted window to the side.

Kitchen

9'0 x 8'8 (2.74m x 2.64m)



A modern kitchen with floor and wall mounted cupboards, built in oven and hob with extractor above. Space for washing machine, fridge/freezer and dishwasher. Tiled floor, splash backs, window over looking the communal grounds.

Lounge/Diner

15'1" x 11'7" (4.62m x 3.55m)



A light and airy room with double glazed windows and doors to the balcony with views over the communal grounds. Wood flooring and ample space for a dining table.

Balcony



A good sized balcony with views over the communal grounds.

Communal gardens



Attractive communal gardens to the rear.

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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

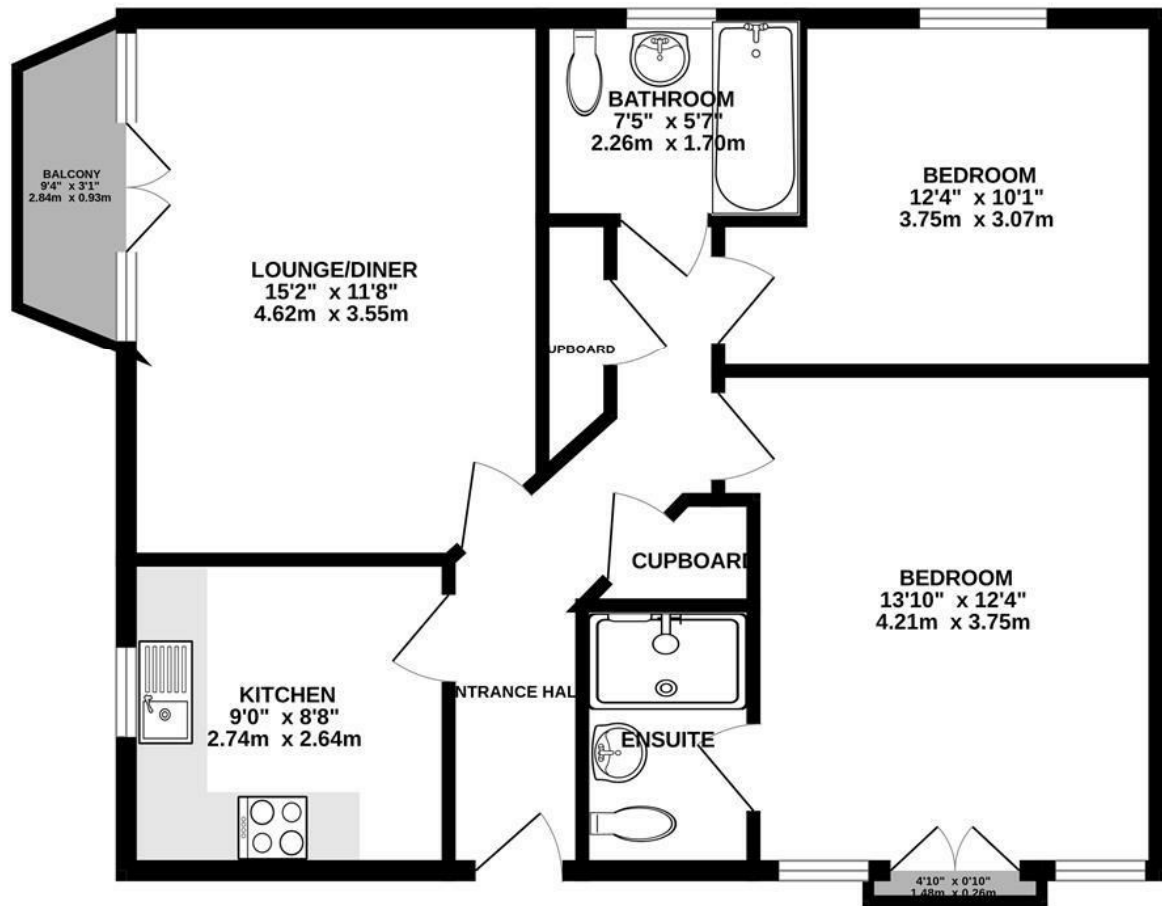
Tenure

Lease: Share of Freehold with attached lease of 125 years from 2003 leaving 103 years.

Service charge: £2386.37 per annum

Ground rent: £0 per annum

SECOND 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) 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 EU Directive 2002/91/EC		

