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**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

## 203 Hemdean Road, Caversham, Reading RG4 7QX



**Lovely “large” garden to front, side and rear.**

**Potential to extend.**

**Vacant, ground floor flat.**

**Potential for off street parking.**

**For sale, freehold.**

**2 bedrooms, bathroom, entrance hall, living room, kitchen.**

**Electric radiators. Double Glazed Windows. Recently redecorated.**

Ultrafast 1000 mbps download speed and 1000 mbps upload speed.

Energy Performance Certificate – E50

Ideal for owner occupation or as an investment.

**FOR SALE BY ONLINE AUCTION - (unless sold beforehand)**

**The Solicitors:** LGP Solicitors, Lacemaker House, 5-7 Chapel Street, Marlow, Bucks SL7 3HN

Contact: Alex Land

Email: [aland@lgpsolicitors.co.uk](mailto:aland@lgpsolicitors.co.uk)

Tel: 01628 404626



**Price Guide £210,000**

# 203 Hemdean Road, Caversham, Reading RG4 7QX

**DESCRIPTION / LOCATION:** A ground floor apartment in a most desirable setting, on the outskirts of Caversham and about 0.75 miles from the main shopping centre. Reading railway station is about 1.5 miles with the Town Centre a little further so all within walking distance.

There is potential to extend this property with a single storey extension to the rear, subject to planning.

There is a strong demand for rented accommodation in the Caversham area and so this property would be ideal either for owner occupation or as an investment. Villages/Towns to the north include Henley, Pangbourne, Goring, Wallingford and Oxford. Also just to the north is the delightful countryside of The Chilterns.

<b>Bedroom 1</b>	12' x 10'3 – overlooking the rear garden
<b>Bedroom 2</b>	10' x 7'9 – at the front
<b>Bathroom</b>	modern white suite of bath with mixer taps, shower rail and shower attachment, pedestal wash hand basin and wc. Wall mounted Dimplex room heater
<b>Entrance Porch</b>	integral and with useful understairs cupboard.
<b>Entrance Hall</b>	with coats cupboard
<b>Reception Room</b>	14'5 x 10'4
<b>Kitchen</b>	8'5 x 6'6 stainless steel sink unit, wall mounted and floor cupboards. Candy electric oven with 4 ring electric hob. LEC fridge/freezer, Beko washing machine. Ariston gas fired wall mounted boiler for hot water.

**Carparking** There are double gates at the front but no “drop kerb.” Potential for permanent off road parking subject to consents.

**Gardens** The property enjoys private (not communal) gardens to the front, side and rear. Road frontage about 26ft widening at the rear to about 40ft x 106 ft overall max depth.  
The precise extent of the gardens can be seen on the Land Registry Plans in the Legal Pack.  
NB. The first floor flat has a pedestrian right of way to their front door and then a footpath to their private gardens.

**Services:** Mains water, gas, electricity and drainage are connected.

**Council Tax:** Band C

**EPC:** E50

**Local Authority:** The property is within the administration area of Reading Borough Council.

**Tenure:** Freehold

**Broadband:** Ultrafast 1000 mbps download speed and 1000 mbps upload speed.

**Viewing:** By appointment with the Owner's Sole Agents and Auctioneers,  
**Martin & Pole, Wokingham, Tel: 0118 978 0777, Email: [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)**

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

\* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed, we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.



## IMPORTANT NOTICES

### Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

**For online auctions:** To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

**For Public Auctions:** The same regulations apply, with registration no less than one hour before the start of the sale.

### Buyer's Fee

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

### Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

### Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

### Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.



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## MEMORANDUM OF AGREEMENT

Date of Agreement: ..... day of .....2025

Buyer: .....

Address: .....

Postcode: .....

Buyer's Solicitor: ..... Contact:.....

Address: .....

Postcode: .....

**Purchase Price** £ .....

**Deposit** £ .....

**Balance** £ .....

The Seller will sell, and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

**Buyer** .....

**Seller** .....

DCA Fo 36961 March 2025



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