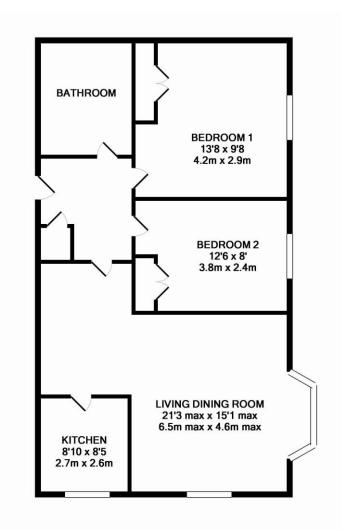
## ... move with ease



## TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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38 Abbotsmead Place, Caversham, Reading, RG4 8BB Price £289,950 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



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## **Full Description**

The property to be sold is a well appointed, 2 bedroom, second floor apartment located in the much sought after Abbotsmead development conveniently located within the heart of Caversham and a few minutes walk to Reading mainline station. Benefiting from 21ft Living/Dining Room with Juliet balcony, 13ft bedroom, 12ft bedroom two, fitted kitchen, bathroom, allocated parking and communal garden. An ideal first time buy or equally as good as an investment, viewing highly recommended. NO CHAIN.

- Two Double Bedrooms
- Short Walk to Reading Station
- No Chain

- 21ft Living/Dining Room
- Viewing Recommended
- Communal Garden







Front door to entrance hall which has storage cupboard and doors to:

Living/Dining Room: 21'3" max x 15'1" max, double glazed twin aspect room with Juliet balcony and space for table and chairs.

Kitchen: 8'6" x 8'5" double glazed side aspect, modern range of eye and base level units with

roll edge tops and tiled surround and integrated appliances.

Bedroom 1: 13'8" x 9'8" double glazed rear aspect, built-in wardrobes.

Bedroom 2: 12'6" 8'0" double glazed rear aspect, built-in wardrobes.

Bathroom: Panel enclosed bath with

shower over and shower curtain, low level WC, wash basin and extractor fan.

Outside: There is a large enclosed communal garden and allocated parking.