



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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13 Derby Road, Caversham, Reading, RG4 5HE
OIEO £400,000 Leasehold with Share of Freehold

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Full Description

Masons are proud to offer this spacious two bedroom first floor apartment set within this beautiful Victorian property and located on a sought after tree lined private residential road in Caversham and close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 20ft sitting/dining room with feature fireplace, a 10ft kitchen, a 16ft master bedroom and a 14ft bedroom two. Further benefits include a large bathroom, a utility cupboard, off road parking, a garage and a fabulous well tended communal garden. Viewing recommended.

- Spacious Two Bedroom
- Attractive Period Property
- Close to Caversham & Reading Centres
- 20ft Living/Dining Room
- 16ft Master Bedroom
- 14ft Bedroom 2
- Garage & Off Road Parking
- Well Tended Gardens

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Front door to communal entrance hall, which has the stairs to the first floor and a door giving access to apartment 2.

Entrance hall has built-in cupboard and doors to:

Sitting/dining room: 20'11" x 14'1" front aspect windows, with period feature fireplace, space for sofa and table and chairs.

Kitchen: 10'6" x 7'7" side aspect window, a range of eye and base level units with roll

edge tops and tiled surround, sink and drainer, integrated dishwasher, oven, hob and extractor and space for additional appliances.

Master bedroom: 16'1" x 15'1" side aspect window.

Bedroom 2: 14'4" x 12'7" front aspect window.

Bathroom: twin side aspect window, a panel enclosed bath with shower over, low level wc and wash basin.

Utility cupboard: space for appliances with plumbing.

Outside: this property comes with an off road parking space and a garage. There is a good size and beautifully kept communal gardens, which extend around the property and offer a variety of plants, shrubs, trees and flowers. Viewing highly recommended.

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