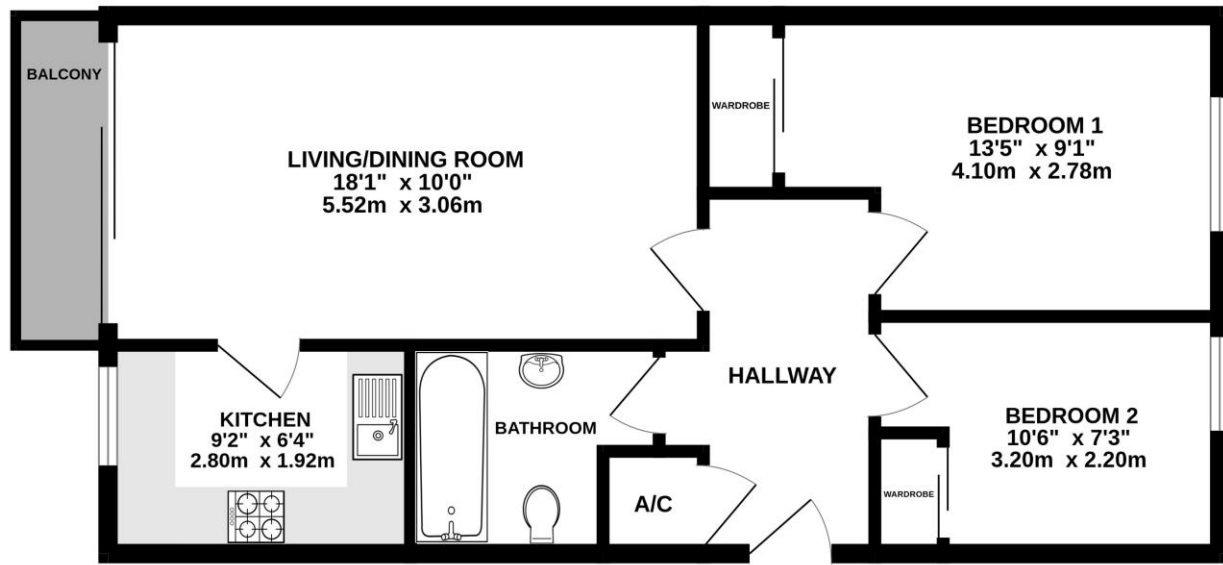




TOP FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 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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Claydon Court, The Willows, Caversham, Reading, RG4 8BQ
Price £230,000 Leasehold

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Claydon Court, The Willows, Caversham, Reading, RG4 8BQ
 Price £230,000 Leasehold

Masons are proud to offer to the market this two bedroom top floor apartment, overlooking The River Thames in the centre of Caversham, close to all local amenities and within walking distance of Reading Town Centre and mainline station. Ideal for investors or first time buyers and currently achieving approximately a 5% yield, the property benefits from an 18ft living/dining room with access to the balcony which overlooks Christchurch Meadows and The River Thames, a 9ft kitchen, a 13ft master bedroom with built in wardrobe, a 10ft second bedroom with built in wardrobe and a family bathroom. Further benefits of the property include a 958 year lease, a peppercorn ground rent and the property is offered for sale with NO ONWARD CHAIN.

- NO ONWARD CHAIN
- Ideal investment or first time purchase and currently achieving a 5% yield
- Located in central Caversham
- Close to all local amenities
- Walking distance to Reading Town Centre and mainline station
- Overlooking The River Thames
- 18ft living/dining room with access to balcony
- 13ft master bedroom
- 958 year lease

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Front door opens into the hallway which boasts an airing cupboard and doors to...

Bathroom:

Fitted with a bath with overhead shower, low level WC and hand wash basin.

Living/dining room:
 18'1" x 10'

Double glazed with a rear aspect, sliding doors onto the balcony.

Balcony:

Decked and enclosed by a timber balustrade with views over Christchurch Meadows and The River Thames.

Kitchen:
 9'2" x 6'4"

Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, oven with

extractor above, sink with drainer and space for further appliances.

Bedroom 1:

13'5" x 9'1"

Double glazed with a front aspect and built in wardrobe.

Bedroom 2:

10'6" x 7'3"

Double glazed with a front aspect and built in wardrobe.

Outside:

The property is within walking distance of Caversham centre, Reading Centre & mainline station, all local amenities and to the rear of the building you will find Christchurch Meadows and The River Thames.

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