

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ELLIOTTS WAY, CAVERSHAM READING, RG4 8BW**

**£260,000**

A superbly positioned top floor two bedroom flat with direct south facing views over the River Thames and Christchurch Meadows parkland. Just a 15 minute walk to mainline station and a 5 minute walk to Caversham centre. Includes living room with balcony, kitchen, allocated parking space and long lease. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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**COMMUNAL ENTRANCE HALL**

With entryphone system and stairs to top floor

**ENTRANCE HALL**

Entry phone, door to

**LIVING/DINING ROOM**

Offering attractive south facing riverside views over the Thames and parkland, radiator, TV point, phone point, glazed door to BALCONY



**BALCONY**

With south facing views over the River Thames and parkland



**KITCHEN**

Fitted to comprise: worktops with a range of cupboards and drawers, built in hob and oven, plumbing for washing machine and dishwasher, south facing rear aspect



**BEDROOM ONE**

Rear aspect, radiator



**BEDROOM TWO**

Rear aspect, radiator, hatch to loft storage space above



**BATHROOM**

Three piece suite comprising: panelled bath with shower, W.C, pedestal wash hand basin, radiator



**SERVICES**

Mains gas, electricity and water connected. Gas fired radiator central heating

**COMMUNAL GROUNDS**

These are maintained by the Managing Agent on behalf of the Management Company. Shared separate bin store and bike store



**PARKING**

There is one allocated parking space and useful communal visitor parking spaces



**DIRECTIONS**

From central Caversham proceed into Gosbrook Road, turn right into Elliotts Way, proceed to the end bearing left where Whitchurch Court will be found on the right hand side

**TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 97 years

Service charge - £1,523.69 per annum

Ground rent - Peppercorn

**APPROXIMATE MONTHLY RENTAL**

£1,495 exclusive of council tax and utility bills

**SCHOOL CATCHMENT**

Thameside Primary School

Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band C

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0016-3011-7202-1116-1200>

### FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 552 sq ft - 51 sq m**



Second Floor Flat

### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

