



**Gosbrook Road  
Caversham, Reading, Berkshire RG4 8BJ**

**£250,000**

Located only moments from the center of Caversham is this larger than expected and well presented ground floor apartment set within this popular development. The property is ideally located for access to Reading mainline station with the fast links to London. The property boasts a modern kitchen, light and airy living room, two double bedrooms, modern bathroom and a utility area. To the front there are views over Christchurch meadows and to the rear there unallocated parking with access to Westfield Park. To appreciate the space on offer call now to view.

# Gosbrook Road, Reading, Berkshire RG4 8BJ

- Two double bedrooms
- Easy access to Reading Station and Caversham town centre
- Modern and stylish kitchen
- Off street parking
- Council Tax band B
- Ground floor apartment
- Large living room
- Utility room
- Views overlooking Christchurch Meadows
- EPC rating C

## Hallway



A spacious hallway with LVT flooring and doors leading to the WC, bathroom, living room Kitchen and bedrooms.

## Utility area



A practical and good sized utility area with window overlooking the rear of the property and space for washing machine and tumble drier.

## Living room

13'11" x 12'2" (4.25 x 3.71)



A large and bright living room with LVT flooring, double patio doors leading to the communal gardens at the front of the property and looking over Christchurch Meadows and benefitting from the Positive Input Ventilation system and LVT flooring.

## Bathroom

5'4" x 4'7" (1.65 x 1.4)



A modern and stylish bathroom with sink and bath with shower and frosted window to the utility area.

**WC**



A separate WC with LVT flooring, WC with sink cleverly allowing waste water to run into the toilet cistern and frosted window to the utility area.

**Kitchen**

9'6" x 7'8" (2.9 x 2.34)



A modern and well presented kitchen with plenty of base and eye level units, marble effect work surfaces and splashbacks, built in oven, hob and extractor, space for large fridge freezer and dishwasher with window overlooking the rear of the property.

**Bedroom one**

12'2" x 11'11" (3.71 x 3.64)



Very spacious, double bedroom with two built in cupboards and a large window overlooking the front with views to Christchurch Meadows.

**Bedroom two**

12'8" x 8'10" (3.88 x 2.7)



A good sized double bedroom with a large window overlooking the rear of the property.

**View over Christchurch Meadows**



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### Storage shed

To the rear there is a shed with the right to use which is ideal storage and bike storage.

### Tenure

Lease: 125 years from 2000

Service charge: £1539.56

Ground rent: Peppercorn

### Services

Water. Mains

Drainage. Mains

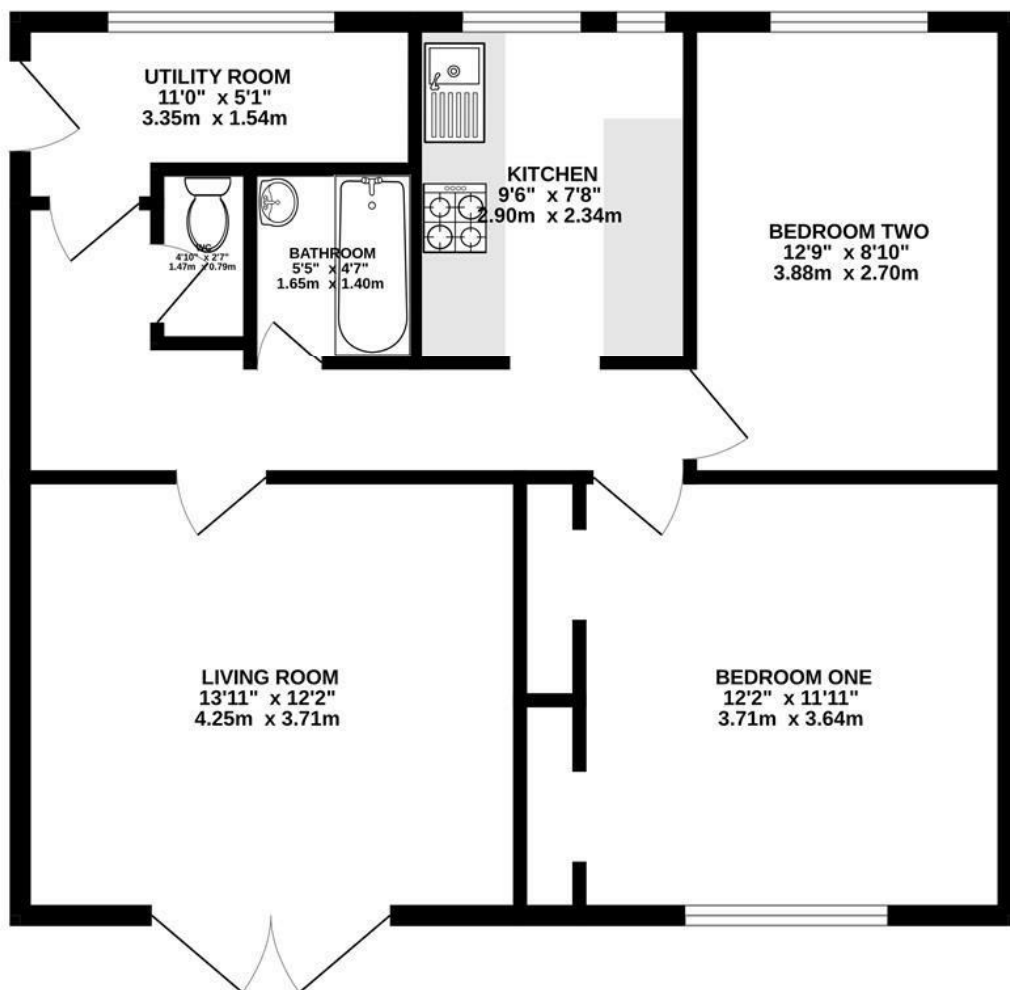
Electricity. Mains

Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

**GROUND FLOOR**  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>74</b>	<b>78</b>
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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