

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BARKHAM MEWS, QUEENS ROAD READING, RG1 4BX**

**£265,000**

A generously sized two-bedroom ground floor apartment, well presented throughout and ideally located within the Reading Conservation Area, just a short distance from The Oracle shopping complex and approx. a 15 minute walk to Reading mainline railway station. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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**COMMUNAL ENTRANCE HALL**

Telephone entry phone system, front door through to

**ENTRANCE HALL**

Radiator, entry phone, built-in storage cupboard housing meters and gas boiler

**LIVING/DINING/KITCHEN**

19'10 (6.05m) x 15'4 (4.67m)

Superb spacious room with 9ft ceiling and rear aspect double glazed windows, 3 radiators, naturally segregated for living, dining and kitchen areas

**KITCHEN AREA**

Comprises single drainer stainless steel sink unit with mixer tap and cupboard under, further base and eye level units, laminated worktops and surrounds, inset 4-ring gas hob with extractor hood above and splashback, integrated oven below, integrated fridge/freezer and washing machine, tiled floor

**BEDROOM ONE**

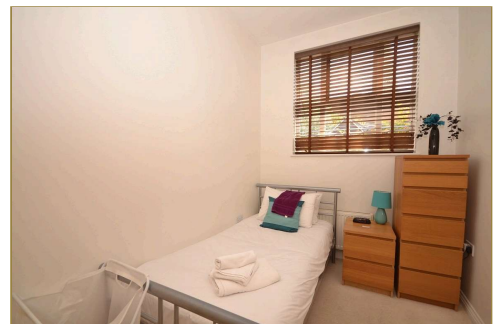
12'1 (3.68m) x 8'8 (2.64m)

(plus entrance) Rear aspect double glazed window, radiator

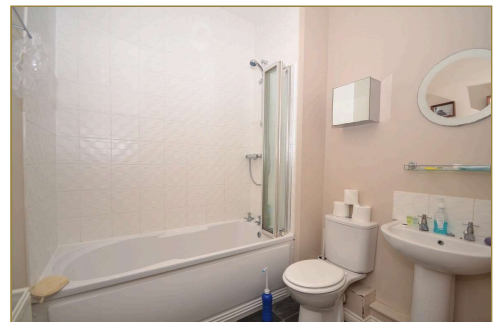
**BEDROOM TWO**

9'1 (2.77m) x 6'9 (2.06m)

Rear aspect double glazed window, radiator, built-in wardrobe

**BATHROOM**

Modern white suite comprising panelled bath with independent shower and screen, wash hand basin, w.c., tiled surrounds and floor, radiator, extractor fan



## **COMMUNAL GROUNDS**

Barkham Mews has well maintained communal areas



## **PARKING**

Allocated parking space

## **CENTRAL HEATING**

Gas central heating to radiators

## **DIRECTIONS**

Leave Caversham via Reading Bridge, travel under the railway bridge and at the roundabout filter left onto the Forbury Road one way system, leading to Kings Road, bear right into Queens Road where Barkham Mews will be found on the left hand side

## **LEASE DETAILS**

Original lease - 150 years

Lease remaining - 127 years

Service charge - £2,033.27 per annum (inclusive of building insurance)

Ground rent - N/A

## **APPROXIMATE MONTHLY RENTAL VALUE**

£1,495

## **SCHOOL CATCHMENT**

New Town Primary School

The Bulmershe School

## **COUNCIL TAX**

Band C

## **APPROXIMATE SQUARE FOOTAGE**

602sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

## **SOCIAL MEDIA**

Find out about local news, our views and all things property on our facebook and twitter pages.

## **FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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.

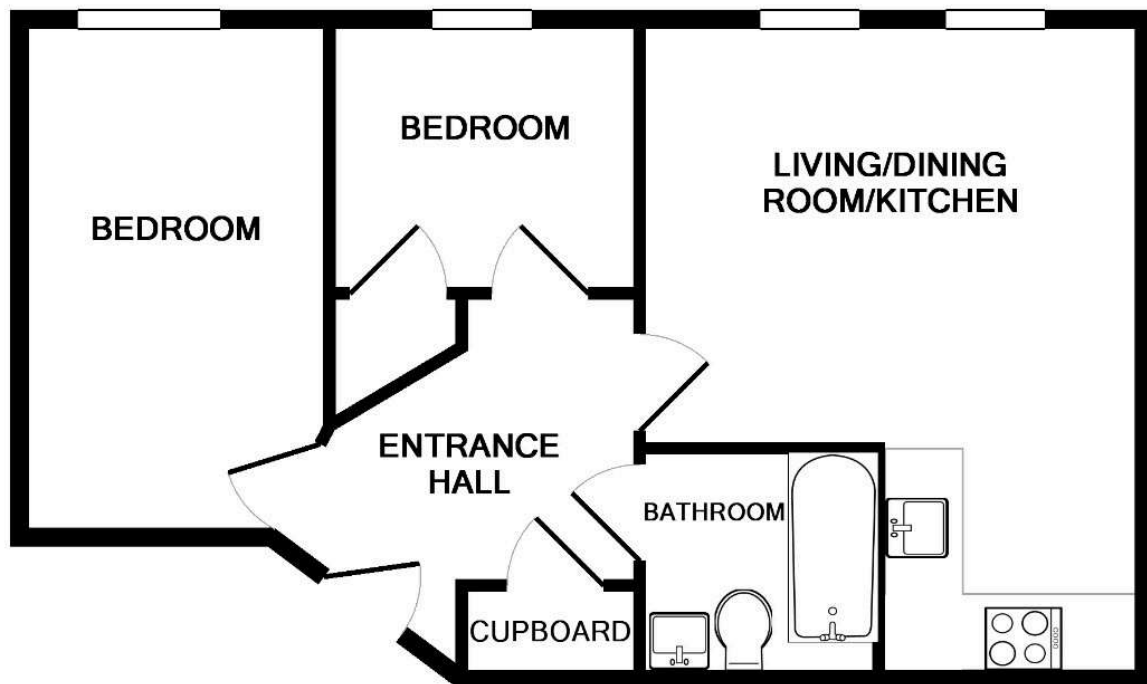
## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/8501-3804-7522-0596-5303>

**FLOORPLAN**

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



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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### LOCATION

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

