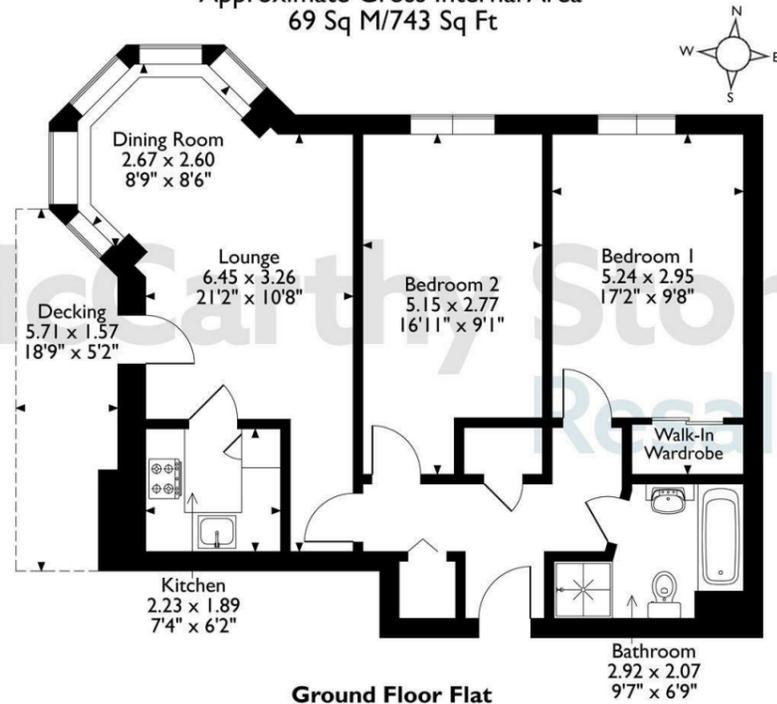


Crayshaw Court, Flat 2, Abbotsmead Place, Reading  
Approximate Gross Internal Area  
69 Sq M/743 Sq Ft



**Ground Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>75</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>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 2 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ



### Asking price £295,000 Leasehold

A SPACIOUS TWO BEDROOM apartment situated on the GROUND FLOOR boasting direct access to a PATIO AREA with a large bay windowed style dining area off the living room. Crayshaw Court, a McCarthy Stone retirement living development is nestled in Caversham and features communal gardens as well as a Homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Abbotsmead Place, Caversham

## 2 Bed | £295,000

### Crayshaw Court

Crayshaw Court was purpose built by McCarthy & Stone for retirement living. The development consists of 54 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. Guest Suite, at a small additional cost, bookable in advance with the House Manager for guests.

It is situated in central Caversham, close to shops including Waitrose, Iceland, hair salons, cafes, small restaurants and local amenities including pharmacies, care providers, banks and a major NHS GP practice with health centre.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

### Local Area

Caversham occupies the North bank of the River Thames. The riverside promenade is a short walk away and leads to a footbridge to the train station and Reading town centre.

There are frequent trains to London Paddington, Waterloo, Oxford, Gatwick and GWR, Cross Country and forthcoming Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.

### Living Room

A very generously sized living area, with ample room for dining and comfortable seating. Boasting direct access to a decked patio area, perfect for a bistro table or potted plants. Raised power sockets and TV point. Separate door leads to kitchen.

### Kitchen

A modern fitted kitchen with a range of wooden effect wall and base units for ample storage with laminate worktops over. Integrated appliances include fridge/freezer, electric oven with four ring induction hob above and stainless steel extractor hood over. Stainless steel sink with mono lever mixer tap.

### Bathroom

A fully tiled bathroom, comprising; panelled bath, separate shower cubicle, basin with cabinetry below, W/C, wall mounted grab rails, heated towel rail and emergency pull cord.

### Master Bedroom

A light and spacious double room, neutrally decorated and carpeted throughout. A large double glazed window allowing ample light to flood the room, fitted mirrored sliding wardrobe for clothes storage.

### Bedroom Two

A generously sized double room, neutrally decorated and carpeted throughout. Full height fan light windows allow lots of natural daylight to flood the room with views of the gardens. Raised power sockets and TV point.

### Service Charges

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £4,806.72 per annum (for financial year ending 31/03/26)

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

### Lease Information

Lease Length: 125 years from 2012

Ground Rent: £495.00

Ground rent review: 2027

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Parking

Parking is by allocated space subject to availability and the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

