



Total floor area 54.3 sq.m. (585 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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52 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ



Asking price £200,000 Leasehold

A beautifully presented ONE bedroom, SECOND floor apartment situated close to the lift. Crayshaw Court, a McCarthy Stone retirement living development, is nestled in Caversham and boasts landscaped gardens as well as a Homeowner's lounge where SOCIAL EVENTS TAKE PLACE. Crayshaw Court is Very convenient for all local amenities and lovely riverside walks.

Call us on 0345 556 4104 to find out more.

Abbotsmead Place, Caversham, Reading

1 bed | £200,000

Summary

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.

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

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 Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.

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

Entrance hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency system and controlled access entry phone unit

is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, doors lead to the bedroom, living room and shower room.

Living room

A bright and spacious living room with double glazed windows allowing ample natural daylight to flood the room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor, double glazed window. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom

Double bedroom with fitted wardrobes including mirrored sliding doors and plenty of hanging and storage space. TV point.

Shower room

Fully tiled, fitted with suite comprising of walk in shower, low level WC, vanity unit with sink and mirror above, grab rails, and emergency cord.

Service charge

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Underfloor heating in the apartment
- 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

Annual Service charge: £3,300.06 for financial year ending 31/03/27.

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: 125 Years from 1st June 2012

Ground rent: £425 per annum

Ground rent review: 1st June 2027

Additional Information & Services

**** Entitlements Service**** Check out benefits you may be entitled to.

**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEB PAGE FOR ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

