



PHILIP
BOOTH
ESQ.



14 Riverside Court, Caversham, Reading, RG4 8AL

£450,000

- A 2-bedroom split-level apartment
- Sitting room with sliding doors to outside
- 2 bedrooms
- Mooring subject to availability
- 915 sq.ft (85 sq.m) of accommodation
- Separate dining room
- Bathroom & separate shower room
- Balcony with panoramic views
- Modern fitted kitchen
- Allocated car parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

14 Riverside Court, Reading RG4 8AL

A spacious, 2-bedroom split-level ground floor riverside apartment with doors opening from the sitting room to a balcony providing panoramic views over The River Thames. Entrance hall, a modern fitted kitchen, 2 reception rooms, 2 double bedrooms, a bathroom and a separate shower room. Communal grounds and residents mooring subject to availability.



Council Tax Band: D



ACCOMMODATION

A communal entrance hall with security entry system and steps lead up to the accommodation.

There is a shared lobby with a door to a shared utility room with plumbing for a washing machine and space for a tumble dryer with and a further door to an outside garden area.

A private front door opens into a hall/study area with stairs leading to the bedrooms.

The living room has wood effect flooring and a rear aspect with sliding doors opening to the balcony with river views.

The dining room has a picture window with views over the river.

The modern fitted kitchen has a good range of white, hi-gloss wall and base units, an inset porcelain sink unit under a window to the side, a built-in electric oven with a ceramic hob and extractor hood over. There is plumbing for a dishwasher and space for a larder fridge.

Up some steps to the bedrooms.

Bedroom 1 is a double bedroom with built-in wardrobes.

The fully tiled bathroom has a modern white suite comprising a double ended bath with central mixer tap, a vanity basin unit with a storage cupboard under, a low-level w.c. and a heated towel rail.

Bedroom 2 has built-in wardrobes.

The shower room has a white suite comprising a fully tiled shower cubicle with a glazed sliding door and a space saving combined w.c. with basin.

Further benefits include, gas radiator central heating, double-glazing and secure gated parking.

LOCATION

Living in Caversham

Caversham is a popular Thameside village, which forms part of the suburbs of Reading.

The village centre has a range of independent shops and a Waitrose supermarket. Reading railway station is approx 1 mile (20 min walk).

There are many activities on the doorstep including walking along the Thames Path and riding and cycling in the surrounding countryside. Local residents enjoy relaxing in Caversham Court gardens, which fronts the River Thames and has won a Green Flag award.

There are good transport links. Reading railway station is approx 30 mins walk. (Paddington approx 25 minutes with the TfL Elizabeth Line (CrossRail) linking east and west London including The City and Canary Wharf.

Henley - 7 miles

Reading - 2 miles

M4 Junction 11 - 4.5 miles London Heathrow - 27 miles
London West End - 45 miles

Local Sports Clubs

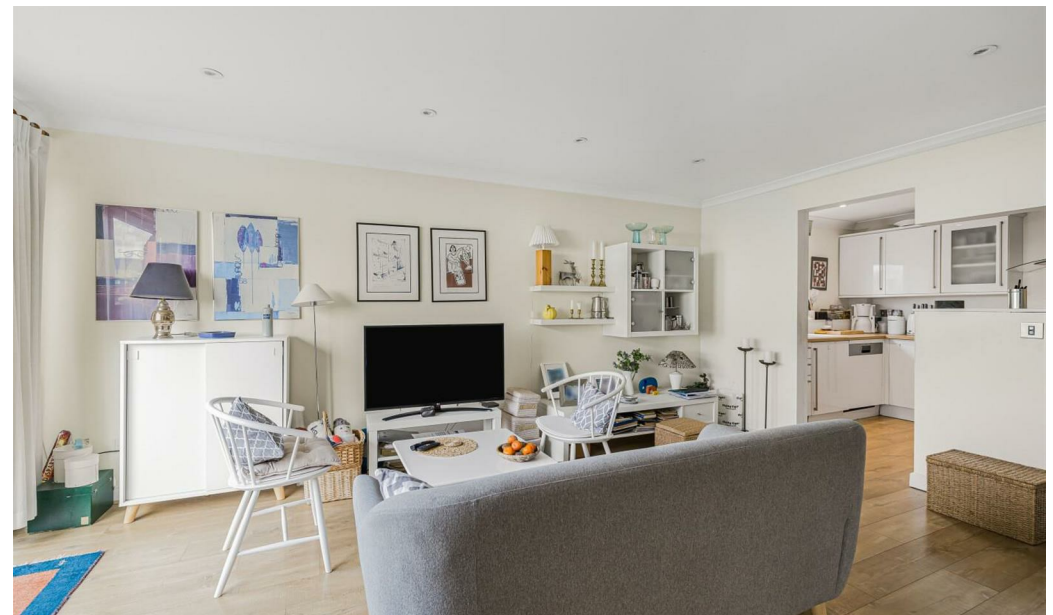
Caversham Lawn Tennis Club, Caversham Bowls Club, The Caversham
Golf Club, Reading Rowing Club, Reading Canoe Club.

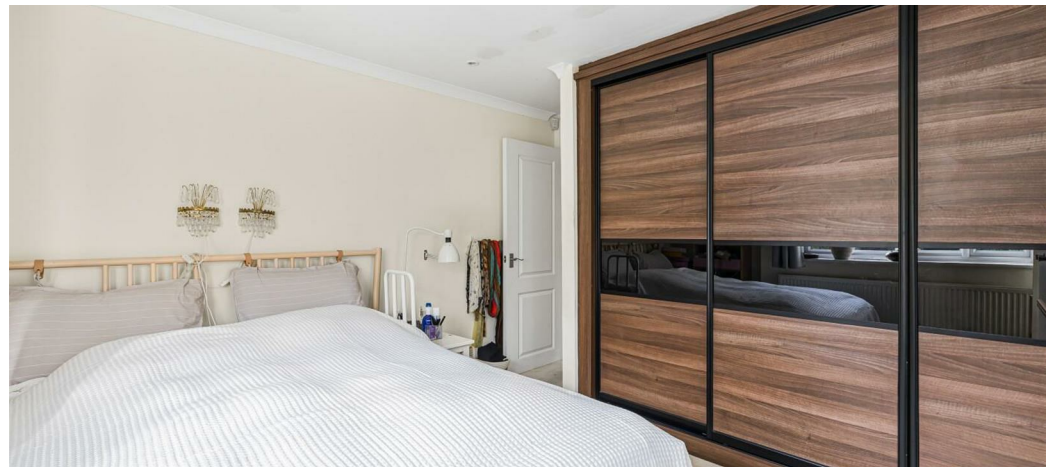
Tenure: Share of Freehold

Local Authority: Reading Borough Council

Council Tax: Band D

Services: Mains water and electricity, gas central heating, mains
drainage

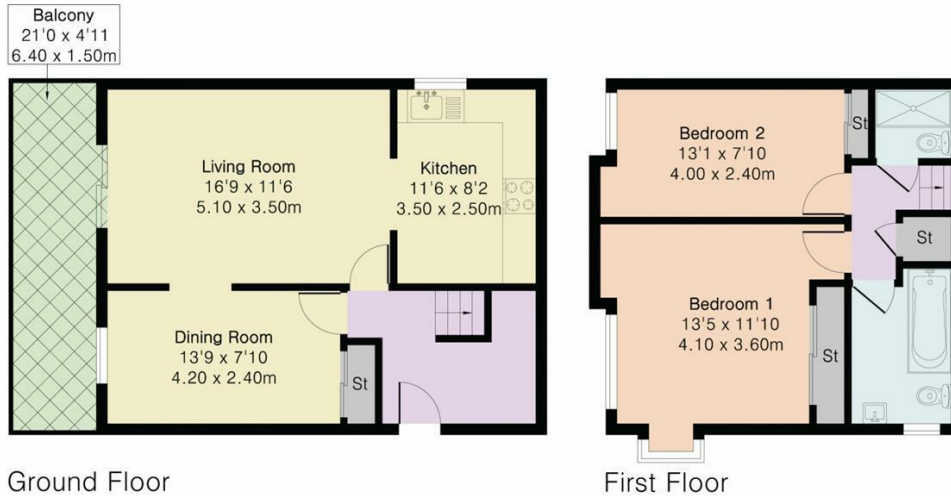




Approximate Gross Internal Area 915 sq ft - 85 sq m

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 408 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

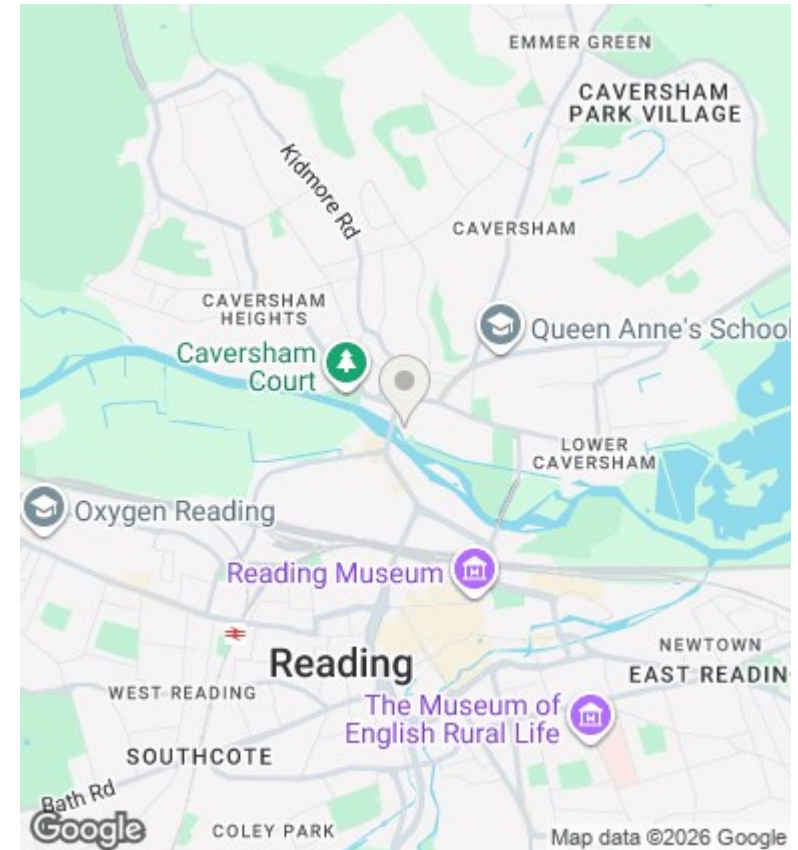


Directions

Leave Henley on the Reading Road (A4155). On entering Caversham on the Henley Road, continue past the Travellers Rest Pub, Queen Annes School and at the traffic lights continue along Prospect Street. At the roundabout turn right into Church Street passing Waitrose. Continue through the traffic lights and turn next left into Promenade Road where Riverside Court will be found on the right hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	