



Kidmore Road, Caversham, Reading, RG4 7NA

£210,000

Walmsley

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A smart first floor apartment, situated in the highly regarded Caversham Heights, conveniently located within walking distance of Caversham centre and Reading mainline train station. The property offers light and spacious accommodation comprising a contemporary open plan reception room; incorporating living room and kitchen with high gloss cupboards and integrated appliances and Juliet balcony, double bedroom and modern fitted shower room. Further benefits of this property include off street parking, spot lighting and gas radiator central heating. Viewing is highly recommended.

Caversham lies just north of the River Thames and offers a range of shops, cafes, restaurants, and well-regarded schools. Reading Station is located less than a mile from Caversham Bridge and provides direct services to London Paddington in around 25 minutes, along with Elizabeth Line (Crossrail) services for wider connectivity. The surrounding areas, including Emmer Green and the nearby South Oxfordshire countryside, provide access to golf courses, riverside walks, and local leisure facilities such as Mapledurham Gym and Spa.

- *EPC rating C.
- *Council Tax band B.
- * Current service charge £485 per annum.
- * Current ground rent £400 per annum.
- * Original lease term 125 yrs from 2015; 115 yrs remaining.

Tenure - Leasehold





- Highly Desirable Location
- Beautifully Presented
- Parking
- EPC Rating C
- Council Tax Band B
- No chain



Approximate Gross Internal Area 557 sq ft - 52 sq m

Ground Floor Area 18 sq ft – 2 sq m

First Floor Area 539 sq ft – 50 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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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