

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ABBOTSMEAD PLACE, CAVERSHAM, RG4 8BB**

**£325,000**

A larger design two bedroom top floor apartment with two bathrooms, set in a favoured complex block in this popular central Caversham development close to the River Thames, with spacious dual aspect living/dining room. The block benefits from a residents lift, well tended communal grounds and allocated parking. Positioned within half a mile of Reading station. NO CHAIN

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## SITUATION

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames.

## ENTRANCE

Communal entrance hall with telephone entry system, lift and staircase to top floor. Personal front door to

## RECEPTION HALL

With radiator, built in airing cupboard housing pressurised hot water system and slatted shelving, door to



## LIVING/DINING ROOM

Naturally segregated for living and dining areas with dual aspect double glazed windows and Juliette balcony with French doors, two radiators



## FITTED KITCHEN

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Inset four ring gas hob with extractor hood above and integrated oven below, plumbing for washing machine and appliance space for fridge freezer. Gas boiler (not tested), radiator and rear aspect double glazed window, extractor



**BEDROOM ONE**

With front aspect double glazed window, radiator, built in double wardrobe and door to



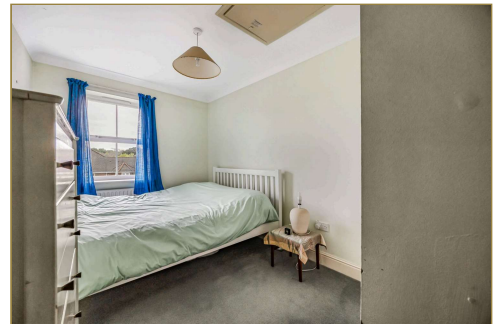
**EN SUITE SHOWER ROOM**

Comprising fully tiled shower, wash hand basin, W.C., tiled surrounds and extractor



**BEDROOM TWO**

With front aspect double glazed window, radiator, built in double wardrobe



**BATHROOM**

Comprising twin grip bath, wash hand basin, W.C., tiled surrounds, radiator and extractor



## **OUTSIDE**

The property occupies well maintained communal grounds tended under the maintenance agreement



## **PARKING**

Allocated parking with additional visitors parking



## **DIRECTIONS**

From central Caversham proceed south along Propsect Street, at roundabout turn left in Gosbrook Road, turn right in Wolsey Road and right into Abbotsmead Place

## **TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 96 years

Service charge - £2,556 per annum

Ground rent - £100 per annum

## **SCHOOL CATCHMENT**

Thameside Primary School

Highdown School and Sixth Form Centre

## **COUNCIL TAX**

Band D

## **FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of 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

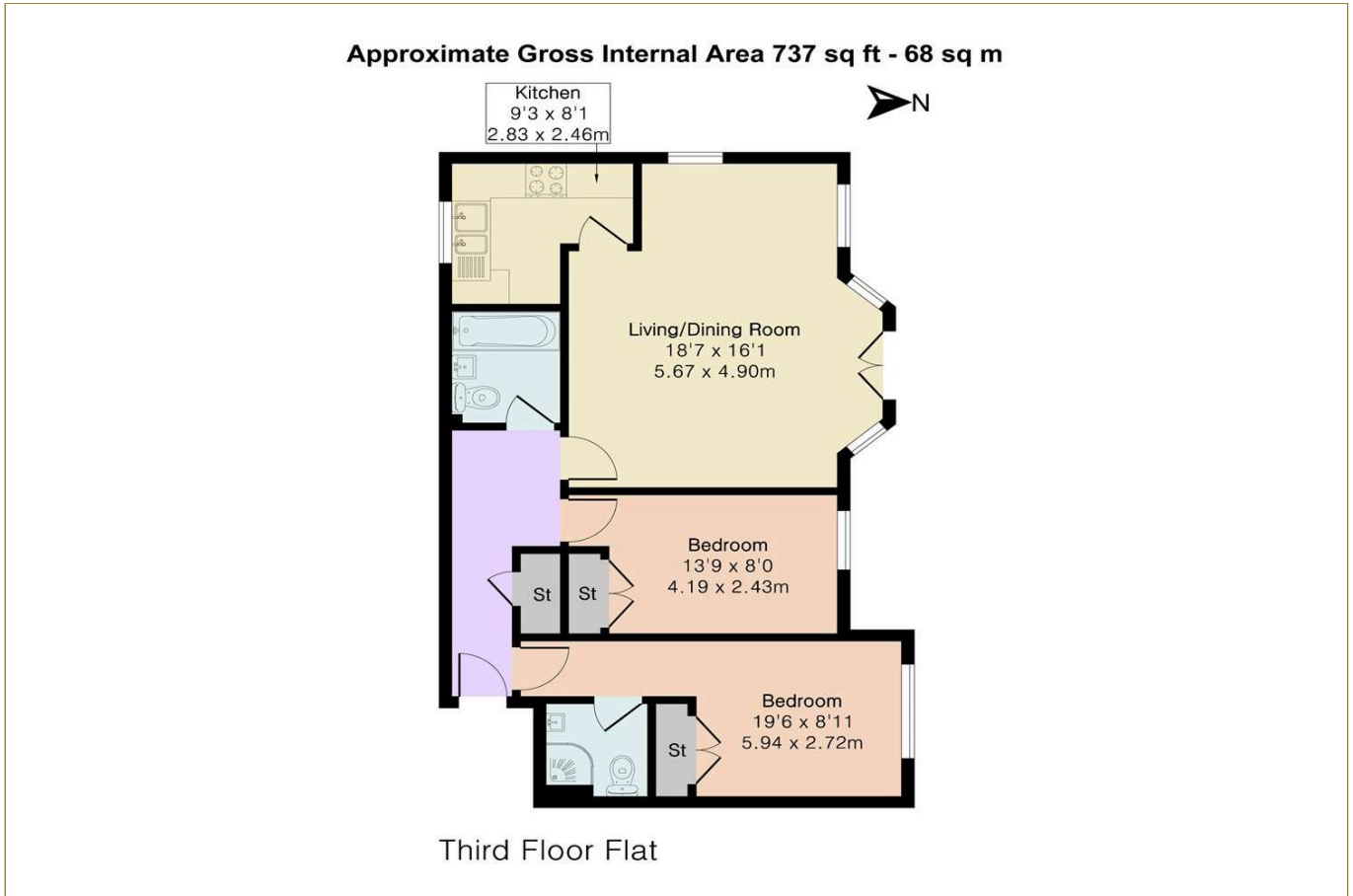
## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/0300-2864-2640-2196-4161>

### FLOOR PLAN

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



### LOCATION

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

