

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CRAYSHAW COURT, ABBOTSMEAD PLACE CAVERSHAM, READING, RG4 8EQ

£175,000

A one bedroom second floor retirement apartment, with lift, conveniently positioned in a well renowned complex in the centre of Caversham, just steps from Waitrose, shops & amenities and the River Thames. Crayshaw Court is well regarded for over 55's with residents lounge, mobility store room, laundry room and guests overnight suite. Includes under floor heating throughout. No chain

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SITUATION

Crayshaw Court is a superior McCarthy & Stone retirement development complex constructed 12 years ago and conveniently located in the centre of Caversham within 300 yards of the River Thames and Caversham Bridge, just steps away from local shops and amenities. The development benefits from a residents lift, mobile scooter store with charging points, guest suite for visiting family and friends, laundry room, House Manager during office hours and 24 hour emergency call system together with communal lounge for social activities. These combine to provide a comprehensive and secure retirement lifestyle for the peace of mind of all

COMMUNAL ENTRANCE HALL

With security entrance system, stairs or lift to second floor, personal front door to



RECEPTION HALL

Providing access to all rooms, emergency assistance cord and large walk in storage/airing cupboard with hot water tank, shelving, meters and large storage space



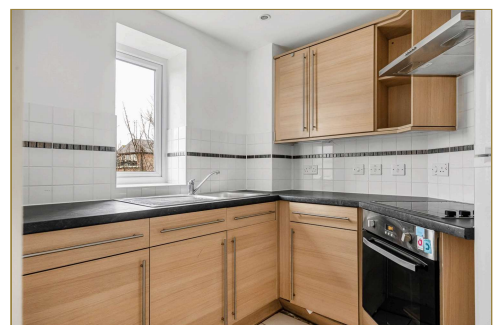
LIVING/DINING ROOM

With rear aspect south-west facing double glazed window with Juliette balcony overlooking Waitrose car park, room for dining table, door to



FITTED KITCHEN

With single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces, tiled surrounds, inset four ring electric hob with extractor hood above and oven below. Space for fridge/freezer, concealed lighting, rear aspect double glazed window, tiled floor and spotlights



DOUBLE BEDROOM

With rear aspect double glazed window and built in mirror fronted double wardrobe



SHOWER ROOM

Three piece suite comprising: fully tiled walk in shower with glass shower deflector, fitted wash hand basin with cupboard below, W.C., heated towel rail, spotlights, tiled walls and flooring



PLEASE NOTE

The apartment comes complete with underfloor heating throughout

COMMUNAL GROUNDS

Well maintained communal grounds tended under the maintenance agreement with large decking area leading from the residents lounge



RESIDENTS PARKING

Parking is subject to availability and cost, visitor parking spaces



OVERNIGHT GUEST SUITE

There is a double bedroom with en suite available, subject to prior booking, for families of residents wishing to stay overnight at a nominal cost

RESIDENTS LOUNGE

Very spacious with various weekly and daily events and an array of regular activities



LAUNDRY ROOM AND MOBILE SCOOTER STORE



DIRECTIONS

Crayshaw Court has vehicular access from Abbotsmead Place which is located off Wolsey Road. There is pedestrian and mobile scooter access to Caversham centre via School lane with the development located adjacent to Waitrose car park



TENURE

Leasehold

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 over 2,500 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

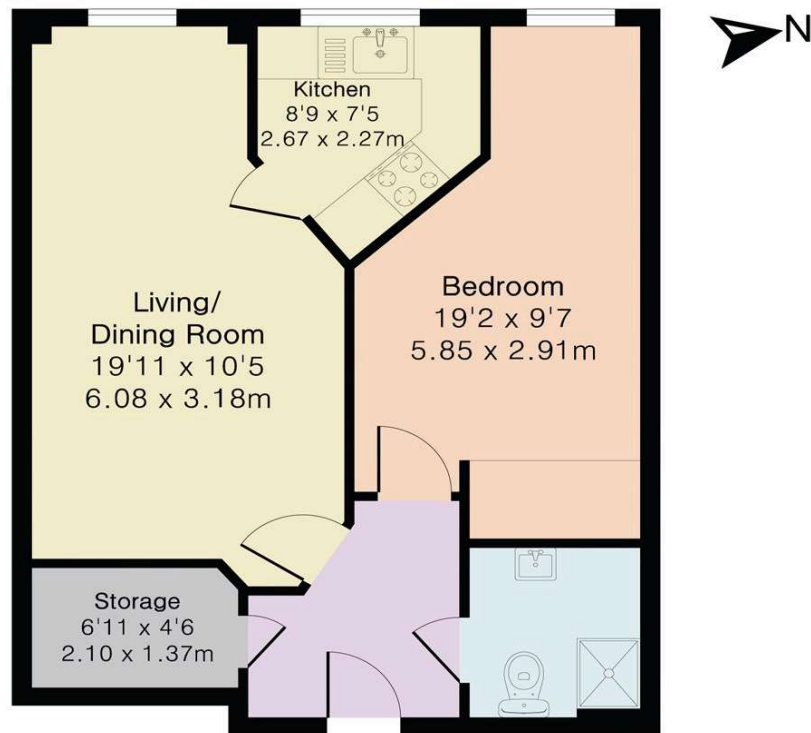
Energy Rating C

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/9339-3957-2202-8255-5204>

FLOOR PLAN

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

Approximate Gross Internal Area 518 sq ft - 48 sq m



Second Floor

LOCATION

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

