

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£175,000

A well positioned one bedroom retirement apartment over looking Waitrose, within a couple of minutes to shops, bus stops and riverside walks. Includes lifts, residents lounge and kitchen, mobility store room and laundry room

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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SITUATION

Crayshaw Court is a superior retirement development complex constructed 10 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

RESIDENTS LOUNGE

Spacious residents lounge, which hosts an array of regular activities

**COMMUNAL ENTRANCE HALL**

With security entrance system, stairs or lift to second floor

RECEPTION HALL

With large walk in storage/airing cupboard with pressurised hot water cylinder and ample storage and shelving for various items

**LIVING/DINING ROOM**

With rear aspect double window, electric fire place with access to separate kitchen





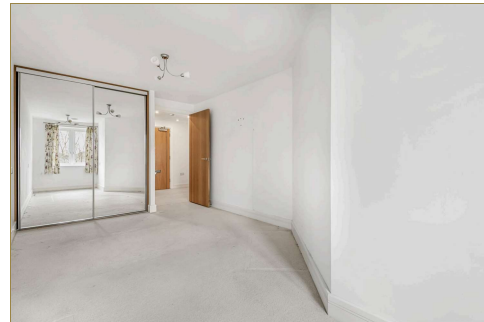
FITTED KITCHEN

Separate kitchen with electric hob, oven and built in fridge freezer



DOUBLE BEDROOM

Large 19ft double bedroom with built in wardrobes



SHOWER ROOM

Modern walk in wet room with heated towel rail, w.c, wash hand basin



LAUNDRY ROOM AND MOBILE SCOOTER STORE



COMMUNAL GROUNDS

Well maintained communal grounds tended under the maintenance agreement



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

DIRECTIONS

Crayshaw Court has vehicular access from Abbotsmead Place which is located off Wolsey Road. There is pedestrian access from 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 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

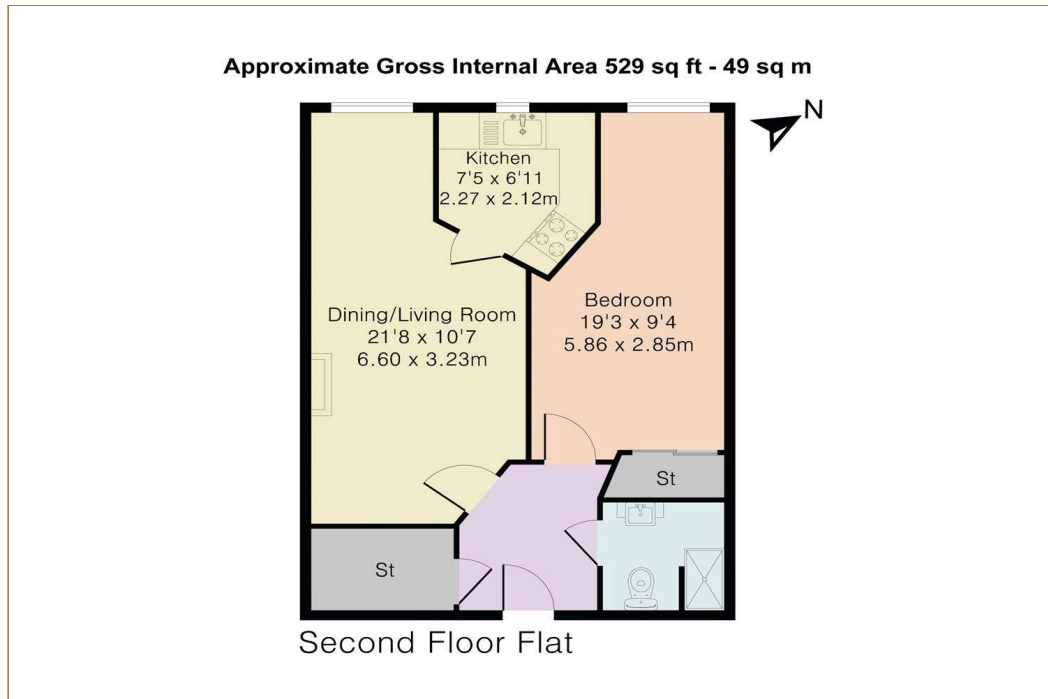
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/1034-2128-3400-0220-1222>

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

