



Crendon Court, Caversham, Reading, RG4 8BE

£225,000

Walmsley

## Crendon Court, Caversham, Reading, RG4 8BE

A highly sought after top floor riverside apartment benefitting from uninterrupted views over the river Thames, backing directly onto Christchurch Meadows. The accommodation comprises entrance hall, living room, kitchen, double bedroom and bathroom. Further benefits of this property include residents parking and a garage.

Conveniently located just a short walk from a range of local amenities, including the public library, doctors' surgery, dental practice, Thameside Primary School, and an excellent selection of small restaurants, pubs, local shops, and a Waitrose supermarket. Frequent bus services provide easy access to Reading and surrounding areas.

Nearby Christchurch Meadows and the Thames Towpath offer extensive opportunities for walking, cycling, and a variety of outdoor activities. The property also benefits from easy access to Reading mainline station, with journey times to London Paddington of approximately 25 minutes. Connectivity has been further enhanced by the arrival of Crossrail & the Elizabeth Line offering direct routes into central London.

\* Share of the freehold; 999 years from 2005; 978 years remaining.

\* Service charge is approximately £100 per month.

\* Zero ground rent.

## Tenure - Leasehold - Share of Freehold





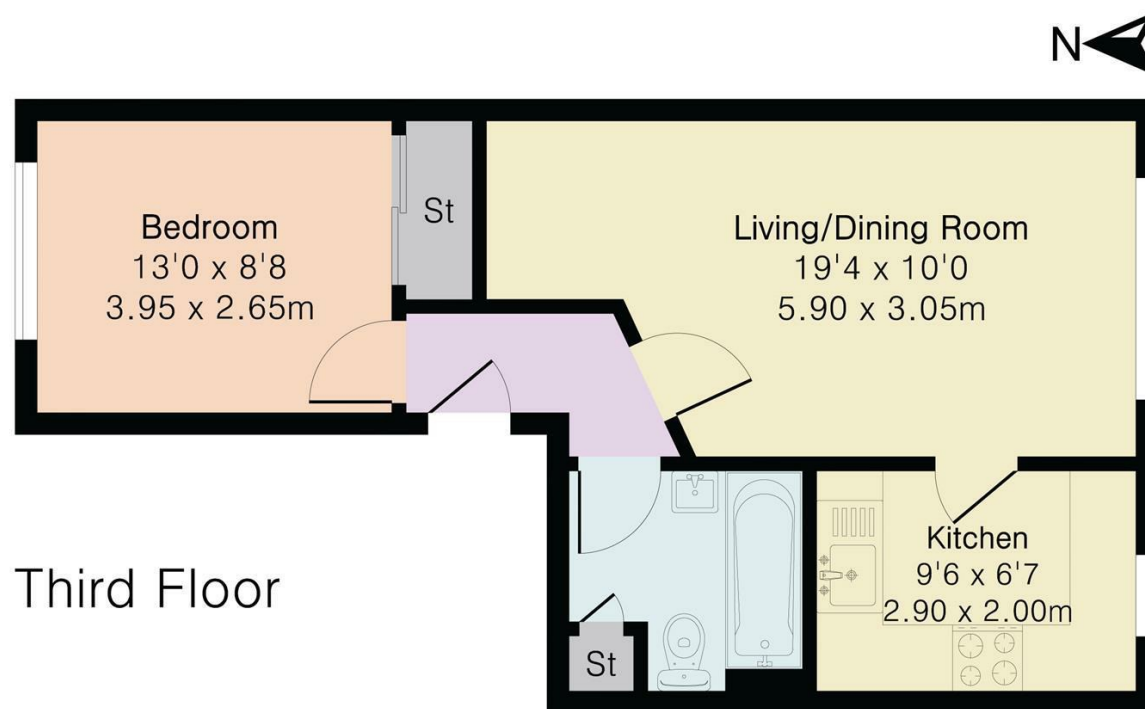
- Central Caversham location
- Views over the river Thames
- Garage in nearby block
- No onward chain
- Council tax band B
- EPC rating C



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**Approximate Gross Internal Area 425 sq ft - 39 sq m**



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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