

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CARLINGFORD HOUSE, 4 GOSBROOK ROAD CAVERSHAM, READING, RG4 8BS

£250,000

A superb one bedroom apartment with its own personal front door and underfloor heating. Located in this excellent central Caversham position and only a 5 minute walk to the river Thames and parkland and less than a mile to Reading Station. Open plan living offering an array of quality fittings & integrated appliances. No onward chain

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

This property is a short walk from local amenities including the public library, doctors, surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

ENTRANCE LOBBY

Individual front door to

LIVING ROOM/KITCHEN

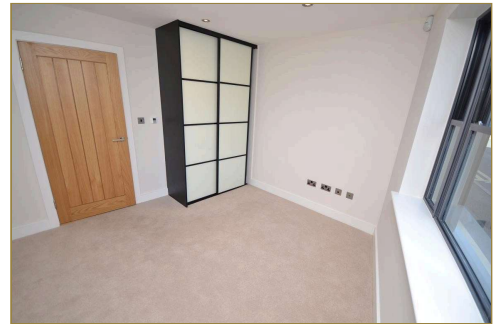
Two front aspect windows, underfloor heating, air filter, walk-in cupboard housing gas boiler and air filtration system

KITCHEN fitted with a range of base and eye level units, Bosch ceramic induction hob with extractor hood above and glass splashback, Bosch electric fan assisted oven, integrated washer/dryer & integrated fridge/freezer

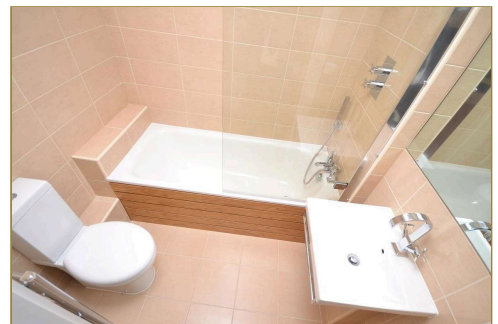
DOUBLE BEDROOM

11'9 (3.58m) x 10'7 (3.23m)

Rear aspect window, carpet, fitted double wardrobe, air filter, underfloor heating

**BATHROOM**

Three piece suite comprising bath with separate overhead shower head with separate shower facility and glass screen, wall mounted enamel sink unit, low level W.C., ceramic floor tiles, fully tiled walls, underfloor heating

**CENTRAL HEATING**

Underfloor heating throughout with individual thermostatically controlled zones

TENURE

Leasehold

Original lease: 199 years

Lease remaining: 187 years

Service Charge: £936 per annum

Ground rent: £125 per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,100

COUNCIL TAX

Band B

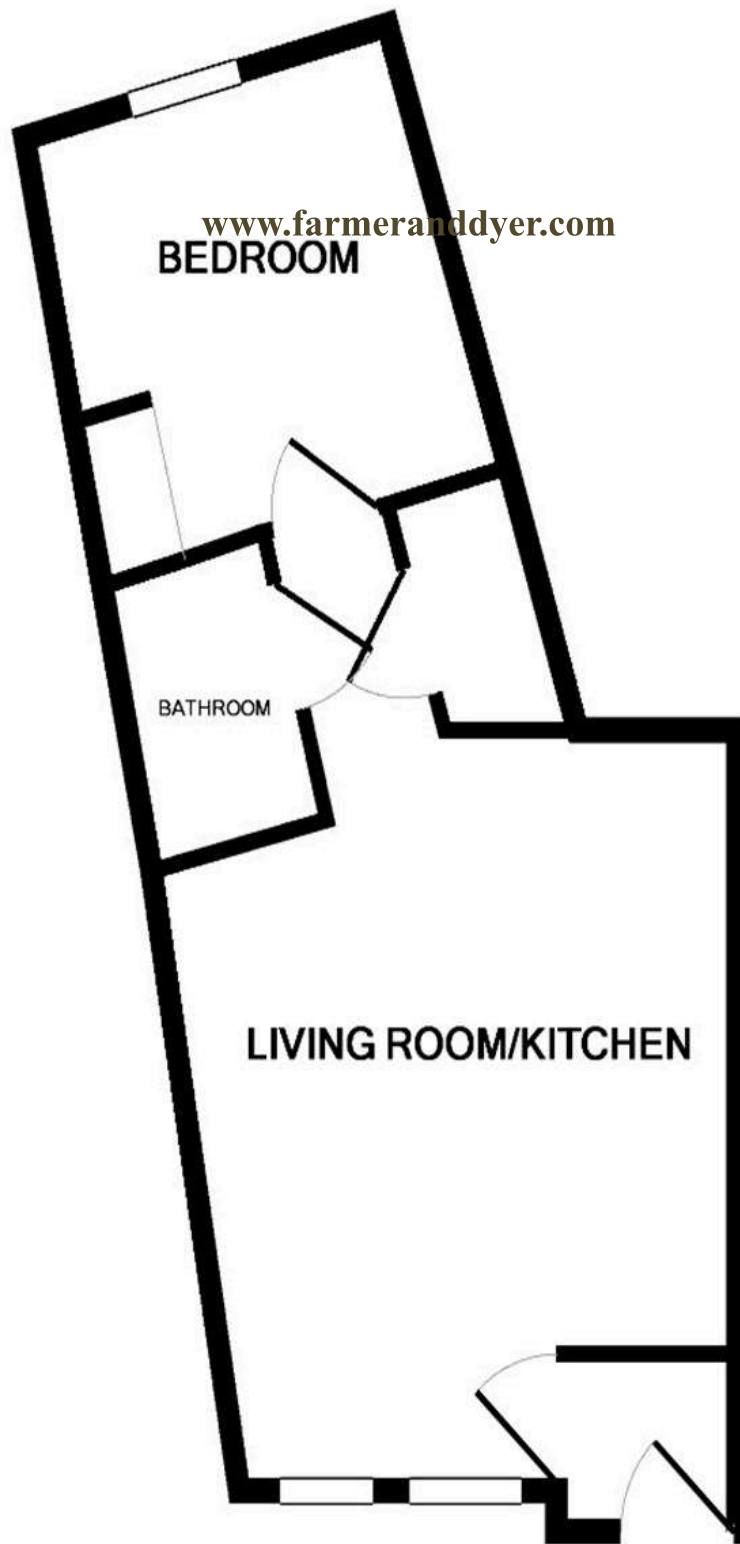
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2651-3943-6200-4194-2200>

FLOOR PLAN

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCATION

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

