HASLAMS Sales

# Meadow Way

£165,000

Reading, RG4 5LY



1 | 1 | 1 | D

Offered to the market is this well-positioned one-bedroom flat in Caversham, ideally located for easy access to Caversham High Street, Kings Meadow and the attractive riverside walks along the River Thames. Reading town centre and the mainline railway station are also within convenient reach, making the property well suited to first-time buyers and commuters alike. The accommodation comprises an open-plan living area with a well-equipped kitchen, a comfortable double bedroom and a modern bathroom suite. Further benefits include driveway parking, adding to the practicality and appeal of this conveniently located home.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000





- No onward chain
- Ground floor apartment
- Double bedroom
- Open plan living area
- Healthy lease
- Easy access to Caversham centre







Council tax band B
Council- RBC

## Additional information:

Parking
The property does not have an allocated bay, but there is communal parking within the development

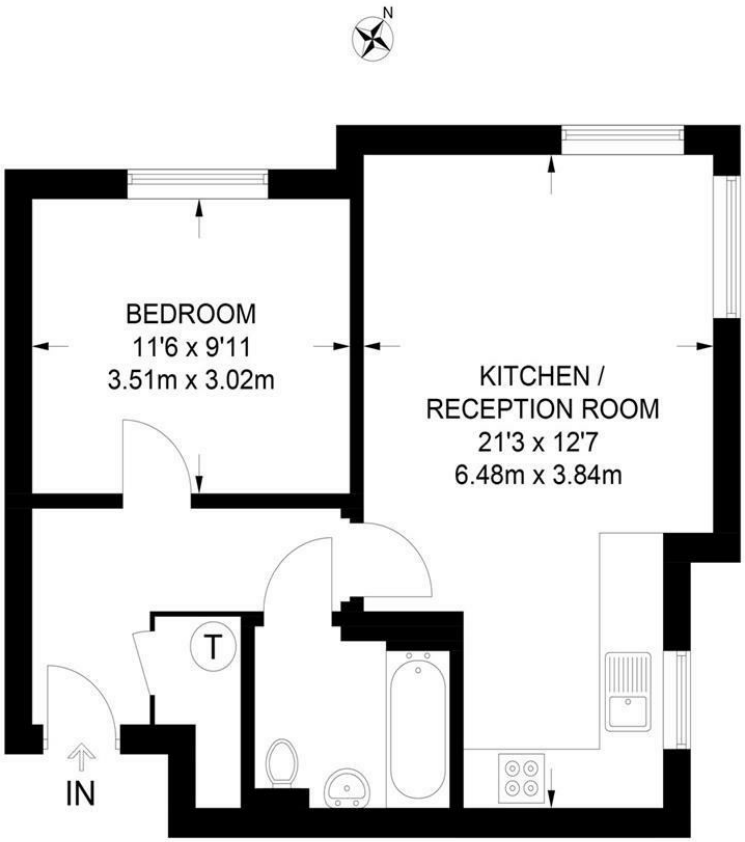
Lease information.
Years remaining: 128
Service charge: £1585pa
Ground rent: £206.46pa
Ground rent review period: Every 10 years, in line with RPI, next review 2027

Property construction – Standard form
Services:
Water – mains
Drainage – mains
Electricity - mains
Heating - Electric

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

## Floorplan




**GROUND FLOOR**
**487 SQ FT / 45.3 SQ M**

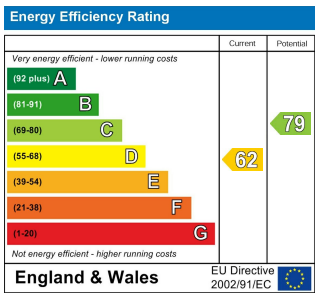
**APPROXIMATE GROSS INTERNAL AREA**
**487 SQ FT / 45.3 SQ M**

This plan has been drawn for illustrative and identification purposes only.




Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.