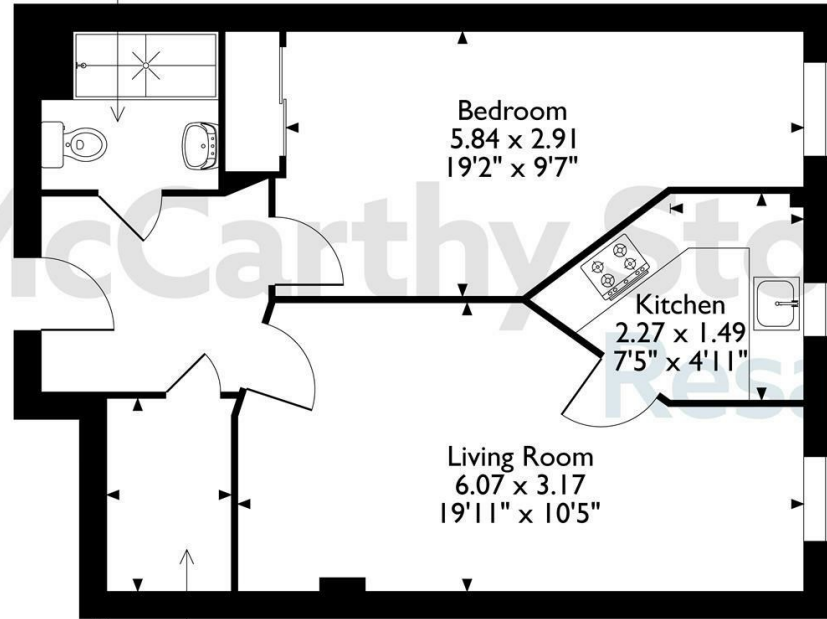


Crayshaw Court, Flat 7, Abbotsmead Place, Reading  
Approximate Gross Internal Area  
50 Sq M/538 Sq Ft

Shower Room  
1.95 x 1.82  
6'5" x 6'0"



Bedroom  
5.84 x 2.91  
19'2" x 9'7"

Kitchen  
2.27 x 1.49  
7'5" x 4'11"

Living Room  
6.07 x 3.17  
19'11" x 10'5"

Storage  
2.12 x 1.37  
6'11" x 4'6"

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>74</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**7 Crayshaw Court**

Abbotsmead Place, Reading, RG4 8EQ



**Asking price £189,950 Leasehold**

A well presented ONE BEDROOM upper ground floor apartment, within this much sought after development. Crayshaw Court, a McCarthy Stone retirement living development is convenient for all local amenities and lovely riverside walks.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Abbotsmead Place, Caversham

1 bed | £189,950

## Summary

The independent living development includes a homeowners' lounge, landscaped garden with decked area and seating, a self-op laundry facility and mobility scooter storage. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability. There is an active Resident's Association and many opportunities to socialise.

Crayshaw Court was purpose built by McCarthy & Stone for retirement living. The development consists of 54 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. There is a lift to all floors plus easy access ramps for wheelchair users.

It is situated in central Caversham, close to shops including Waitrose, Iceland, hair salons, cafes, small restaurants and local amenities including pharmacies, care providers, banks and a major NHS GP practice with health center. Caversham occupies the North bank of the River Thames. The riverside promenade is a short walk away and leads to a footbridge to the train station and Reading town centre.

There are frequent trains to London Paddington, Waterloo, Oxford, Gatwick and GWR, Cross Country and forthcoming Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency call system and controlled access entry phone unit is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, and doors leading to the bedroom, living room and shower room.

## Lounge

A bright spacious lounge with room for a small dining table and chairs also benefits from a fully glazed floor to ceiling double glazed full height windows allowing ample natural light to flood the room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen. The living room benefits from the addition of a feature fireplace with decorative electric fire which creates a focal point to the centre of the room.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Integrated fridge/freezer, tiled splash backs and under pelmet lighting.

## Bedroom

Spacious double bedroom, a large fitted with walk-in wardrobe fitted with hanging rails and shelving. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled, fitted with suite comprising of walk in thermostatically controlled shower and glass screen, low level WC, vanity unit with wash basin and mirror above, extendable clothes dryer, grab rails, and emergency pull cord.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £3,204.49 per annum (for financial year ending 31/03/26)

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Lease Information

Lease Length: 125 Years from 2012  
Ground Rent: £425 per annum  
Ground Rent Review: June 2027

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

