

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WARRENSIDE, THE WARREN CAVERSHAM, READING, RG4 7TQ

£500,000

A magnificent three bedroom first floor apartment offering exquisite south facing views over the River Thames. Located along one of Caversham's finest roads and presented in excellent order with high quality fittings, including superb open plan living room/kitchen, 11ft ceilings and delightful 15ft balcony. Just over one mile to Reading Station

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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COMMUNAL ENTRANCE HALL

Elegant reception area and staircase to first floor, personal front door through to

**ENTRANCE LOBBY**

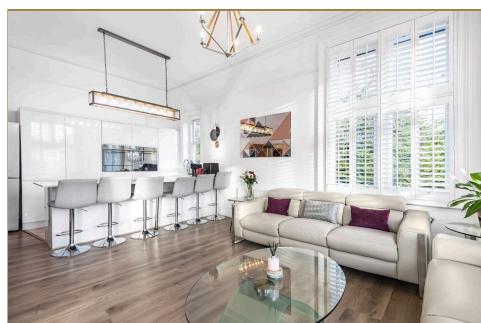
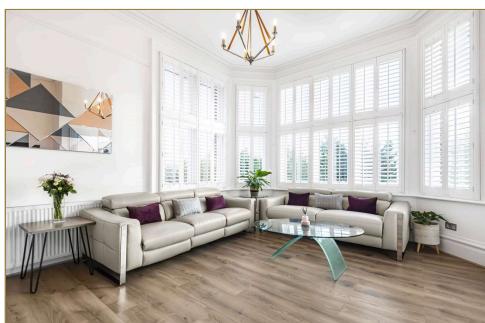
Through to

RECEPTION HALL

Radiator, large built-in cupboard, entry phone, door to

**OPEN PLAN LIVING/DINING/KITCHEN**

11ft ceiling, magnificent room with panoramic bay window with internal shutters overlooking communal grounds and River Thames, original coved ceiling, picture rail, door to personal covered balcony, plenty of room for 2 large sofas, radiator, wall TV point, laminate flooring



Kitchen area - beautifully fitted white units comprising sink unit with filter and instant hot water tap and cupboard under, further extensive range of both floorstanding and wall mounted eye level units and drawers, integrated appliances including inset induction hob, twin ovens and plate warmer, fridge/freezer with larder drawer, washing machine and dishwasher, recently installed gas boiler, Quartz worktops with breakfast/diner bar, side aspect sash window



BALCONY TERRACE

South-facing covered balcony with south-facing views overlooking communal grounds and River Thames, original balustrades, quarry tiled floor, perfect for outside dining etc.



BEDROOM ONE

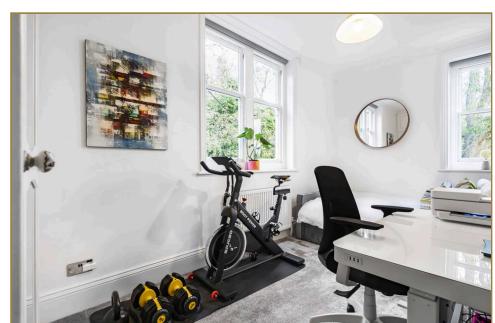
Rear aspect triple sash windows overlooking communal grounds and River Thames, radiator, fitted triple wardrobe

**BEDROOM TWO**

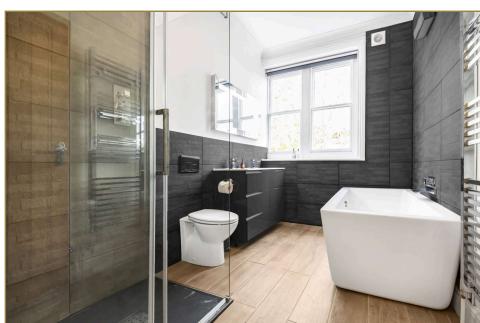
Front aspect twin sash windows, radiator

**BEDROOM THREE**

Dual aspect sash windows, radiator, fitted triple wardrobe

**BATHROOM**

Superb modern suite comprising bath, twin wash hand basins with drawers below, W.C., separate fully tiled double shower, tiled walls and floor, heated towel rail, twin side aspect sash windows



**NB**

The property is fitted with new Plantation white shutters and new internal doors

OUTSIDE

Beautifully tended communal grounds, mainly laid to lawn and backing directly on to the River Thames



PARKING

Residents and visitors parking

**DRONE PHOTOGRAPHS****TENURE**

Leasehold

Original Lease - 125 years

Lease remaining - 89 years

Service charge - £180 per month (includes buildings insurance and gardening)

Ground rent - nil

NOTE: The flat has a 1/7 share of the freehold. Owner becomes a shareholder in the management company and the lease can be easily renewed.

APPROXIMATE SQUARE FOOTAGE

957 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

DIRECTIONS

Leave Caversham centre via Church Road, continue up St Peter's Hill turning left onto The Warren. Continue for approx. half a mile where Warrenside will be found on the left hand side

SCHOOL CATCHMENT

Caversham Primary School

The Heights Primary School

Highdown Secondary School

COUNCIL TAX

Band E

SOCIAL MEDIA

Find out about local news, our views and all things property on our facebook, instagram and twitter pages

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/2030-4109-4370-2090-3105>

FLOOR PLAN

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

GROUND FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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

