

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ABBOTSMEAD PLACE, CAVERSHAM READING, RG4 8BB

£335,000

Stylish two bedroom, first floor apartment in the heart of Caversham with ensuite, lift access, and allocated parking. Just minutes from the River Thames and Waitrose, along with easy access to Reading town centre

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

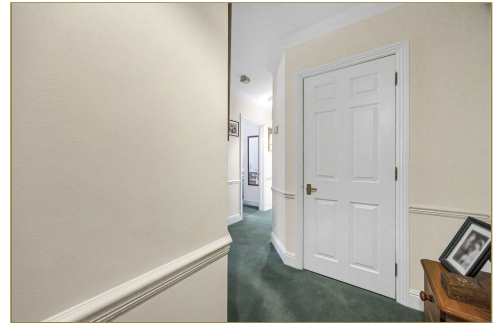
This property is a short walk from local amenities including the public library, doctors' surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch 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

COMMUNAL ENTRANCE

Communal entrance hall with telephone entry system, lift and staircase to first floor. Personal front door to

ENTRANCE HALL

With radiator, built in airing cupboard housing pressurised hot water system and slatted shelving, door to

**LIVING/DINING ROOM**

Beautifully presented 21ft living/dining room, with bay window and Juliet balcony



KITCHEN

Separate kitchen, electric oven, gas hob, space for washing machine and modern boiler



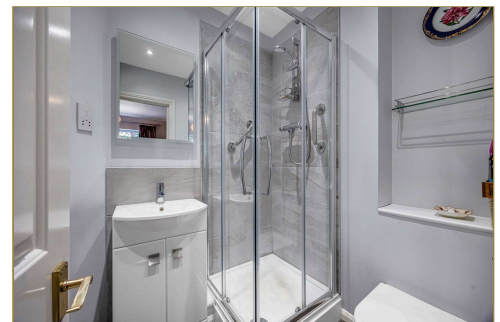
BEDROOM ONE

12ft double bedroom with access to ensuite and built in wardrobes



EN SUITE SHOWER ROOM

Comprising fully tiled shower, wash hand basin, W.C., tiled surrounds and extractor



BEDROOM TWO

Double bedroom with built in wardrobe



BATHROOM

Modern suite comprising panel bath, wash hand basin with cupboard space below, W.C., tiled surrounds, radiator and extractor



COMMUNAL GROUNDS

The property occupies well maintained communal grounds tended under the maintenance agreement



PARKING

One allocate parking space



DIRECTIONS

From central Caversham proceed south along Propsect Street, at roundabout turn left in Gosbrook Road, turn right in Wolsey Road and right into Abbotsmead Place

TENURE

Leasehold

Original lease - tbc years

Lease remaining - tbc years

Service charge - tbc per annum

Ground rent - tbc per annum

COUNCIL TAX

Band D

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 B**

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/7602-6228-1010-3949-0276>

FLOORPLAN

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

