

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CRAYSHAW COURT, ABBOTSMEAD PLACE CAVERSHAM, READING, RG4 8EQ

£315,000

A superior top floor two bedroom retirement apartment with residents lift, attractive rooftop views, located in a prime central Caversham position very close to local shops and bus stops, and yet only a 5 minute walk to the river Thames & parkland. Includes large open plan kitchen/living/dining room, bathroom and ensuite shower room. Underfloor heating throughout. No onward chain.

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SITUATION

Crayshaw Court is a superior McCarthy & Stone retirement development complex constructed 14 years ago and conveniently located in the centre of Caversham within 300 yards of the River Thames and Caversham Bridge, just steps away from local shops and amenities. The development benefits from a residents lift, mobile scooter store with charging points, guest suite for visiting family and friends, laundry room, House Manager during office hours and 24 hour emergency call system together with communal lounge for social activities. These combine to provide a comprehensive and secure retirement lifestyle for the peace of mind of all

COMMUNAL ENTRANCE HALL

With security entrance system, stairs or lift to third floor, personal front door to

ENTRANCE HALL

Providing access to all rooms, call alarm, and large walk in storage/airing cupboard with hot water tank, shelving, meters and useful storage space

**KITCHEN/LIVING/DINING ROOM**

Super open-plan room offering good light and space:

Living/Dining area - with large French door with Juliette balcony offering a lovely rooftop view over central Caversham. Feature fireplace with electric fire and space for dining table

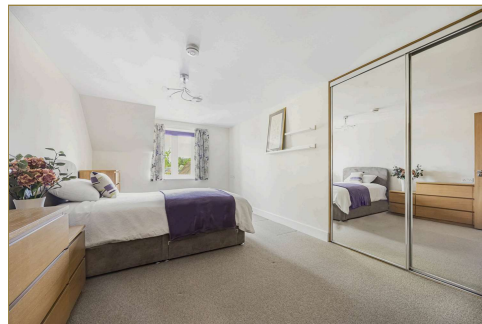


Kitchen - fitted with worktops with a range of cupboards and drawers, fitted Hotpoint hob with extractor hood over, integrated fridge and separate freezer, fitted waist high Hotpoint oven, tiled floor, spotlights



BEDROOM ONE

Front aspect, excellent sized room, large mirror fronted double wardrobe, door to:



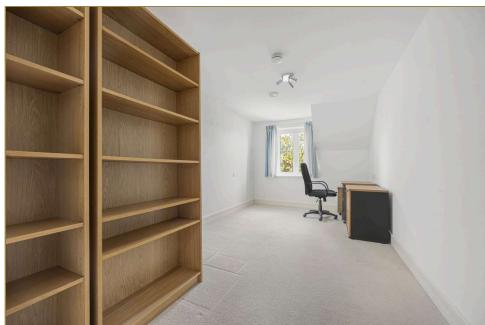
ENSUITE SHOWER ROOM

Three piece suite comprising: walk-in shower, w.c, pedestal wash hand basin, tiled floor, spotlights, heated towel rail, tiled walls



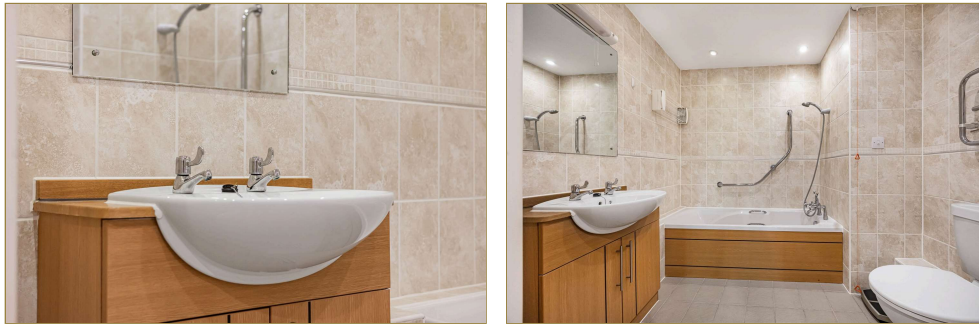
BEDROOM TWO

Front aspect



BATHROOM

Three piece suite comprising: bath with shower attachment, w.c, fitted wash hand basin with cupboard below, spotlights, heated towel rail, emergency pull cord



PLEASE NOTE

The apartment comes complete with underfloor heating throughout

COMMUNAL GROUNDS

Well maintained communal grounds tended under the maintenance agreement with large decking area leading from the residents lounge



RESIDENTS PARKING

Parking is subject to availability and cost, visitor parking spaces



OVERNIGHT GUEST SUITE

There is a double bedroom with en suite available, subject to prior booking, for families of residents wishing to stay overnight at a nominal cost

RESIDENTS LOUNGE

Very spacious with various weekly and daily events and an array of regular activities

**LAUNDRY ROOM AND MOBILE SCOOTER STORE****DIRECTIONS**

Crayshaw Court has vehicular access from Abbotsmead Place which is located off Wolsey Road. There is pedestrian and mobile scooter access to Caversham centre via School lane with the development located adjacent to Waitrose car park

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 111 years

Ground rent - £495.00 per annum

Service charge - £4,806.73 per annum

COUNCIL TAX

Band E

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

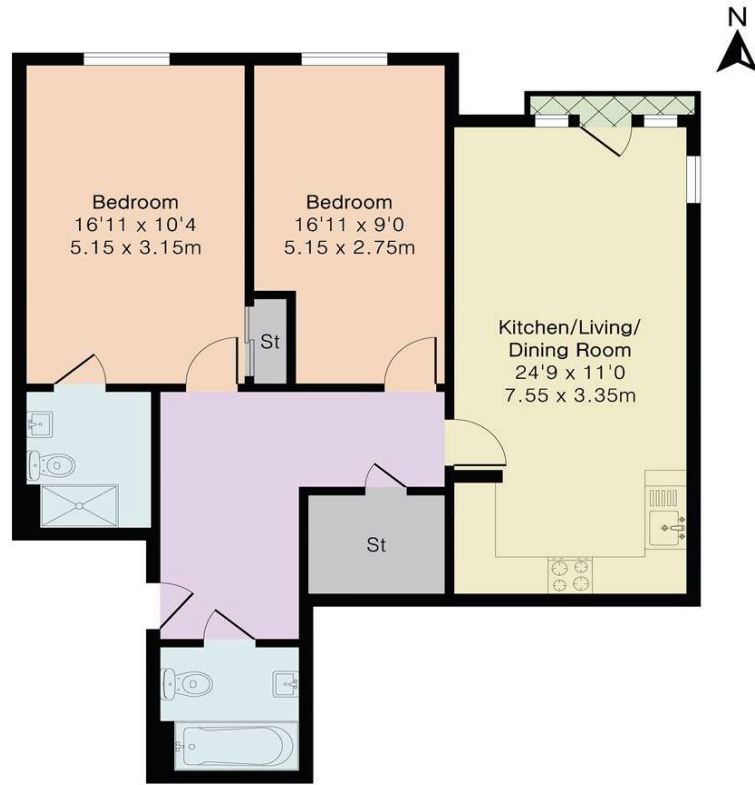
Energy Rating C

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/1100-1812-0222-6625-3463>

FLOOR PLAN

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

Approximate Gross Internal Area 877 sq ft - 81 sq m



Third Floor

LOCATION

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

