



Patrick Road, Caversham, Reading, RG4 8ET

£300,000

Walmsley

## Patrick Road, Caversham, Reading, RG4 8ET

A rarely available, two bedroom ground floor apartment situated in this central Caversham location. The modern, spacious accommodation comprises; entrance hall with 2 storage cupboards, sitting room/dining room with double leading to private patio area, kitchen, two double bedrooms with ensuite to master and separate shower room.

Externally the property boasts allocated parking and at the sides and rear there are communal gardens and visitors parking. Other note worthy points include video entry phone system, gas central heating and no onward chain.

Tamesis Place is strategically positioned in the heart of Caversham. A brief stroll takes you to the town centre, offering a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames. For commuters, Reading town centre and Reading mainline station are easily accessible on foot (0.7 miles). The mainline station provides a direct line to London Paddington mainline and Elizabeth line services, ensuring seamless connections to the capital and beyond.

EPC - C

Council tax band - C

Lease - 125 years 1999 - 98 years remaining

Ground rent - £300

Service charge - £1909.80 per year

## Tenure - Leasehold





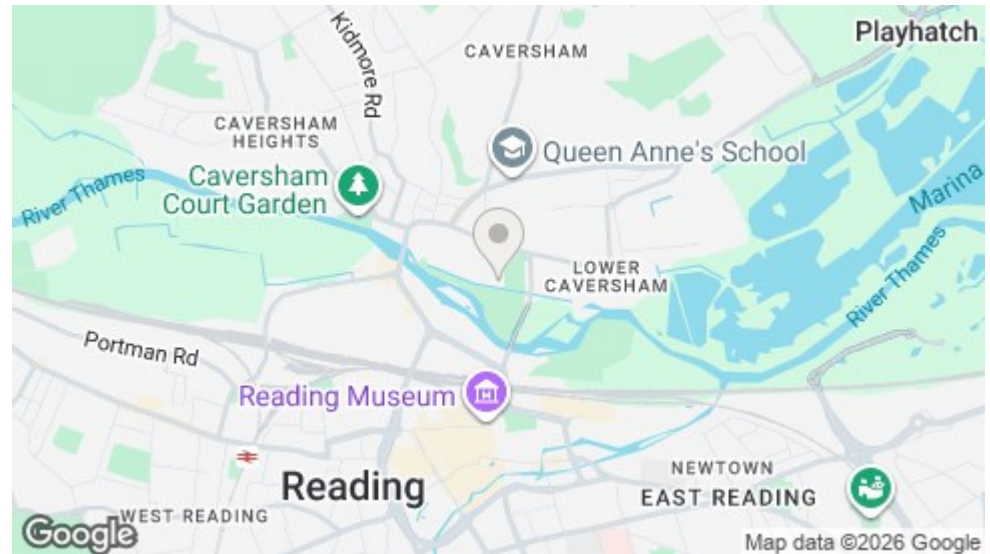
- Private patio
- Two bedroom
- Ground floor
- En-suite to master
- Walking distance to Reading mainline station
- Close to River Thames and Caversham centre
- No chain
- Allocated parking



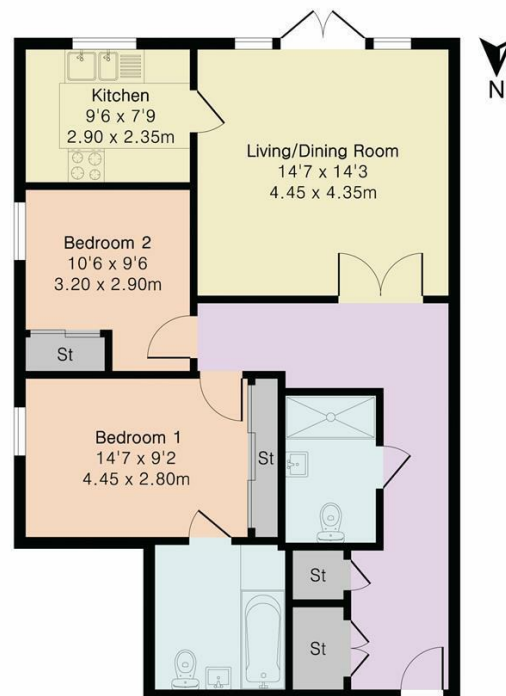
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Approximate Gross Internal Area 841 sq ft - 78 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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