FARMER & DYER

RESIDENTIAL SALES & LETTINGS







FLAT 4, 27-29 CHURCH ROAD
CAVERSHAM, READING, RG4 7AG

£215,000

An attractive one bedroom first floor apartment with one allocated parking space, located in this prime central Caversham position close to coffee shops, Waitrose and popular local pub, only a 17 minute walk to Reading station. Available with a long 972 year lease. Includes 15ft living/dining room, fitted kitchen and bathroom. Communal gardens. No onward chain

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 HALL
Telephone entry phone system, staircase to first floor, personal front door through to

RECEPTION HALL
Entry phone, door to

LIVING/DINING ROOM
15'10 (4.83m) x 11'10 (3.61m)
Front and side aspect double glazed windows, two radiators, built-in storage cupboard, leading through to

KITCHEN
8'1 (2.46m) x 7'7 (2.31m)
Fitted to comprise: worktops with sink unit, range of cupboards and drawers, fitted hob with extractor hood above and oven below, washing machine, wall mounted gas boiler, integrated fridge/freezer, tiled surrounds and floor

DOUBLE BEDROOM
10'3 (3.12m) x 9'5 (2.87m)
Front aspect double glazed window, radiator, fitted double width wardrobe with floor to ceiling mirror fronted doors



BATHROOM
Three piece suite comprising: panelled bath with separate shower, W.C., pedestal wash hand basin, tiled surrounds, radiator, extractor fan



COMMUNAL GARDEN
Well maintained communal gardens

PARKING
There is a residents parking area accessed from St Anne's Road with one allocated parking space (space immediately next to the garage)



TENURE
Leasehold

Original lease - 999 years
Lease remaining - 981 years
Service charge - £800 per annum
Ground rent - N/A

PLEASE NOTE
NB - Some photographs have been digitally enhanced for marketing purposes

COUNCIL TAX
Band A

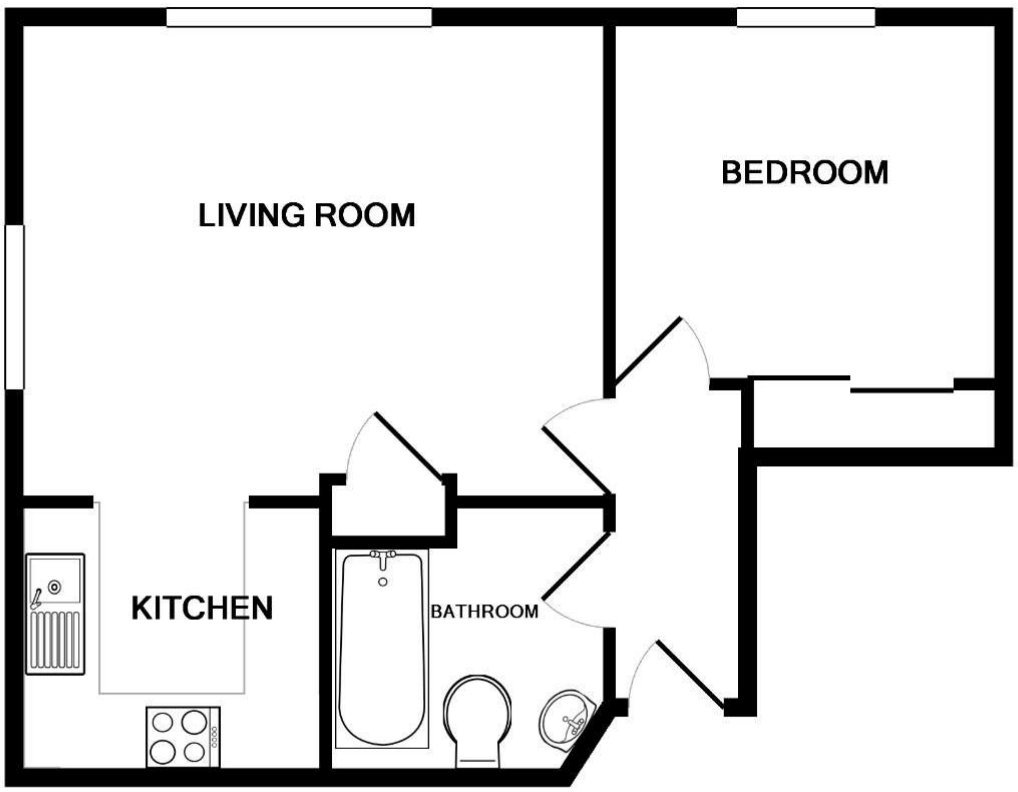
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ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT
Energy Rating C

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/2278-3066-5201-6616-7200

FLOOR PLAN

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

