



Abbotsmead Place, Caversham, Reading, RG4 8BB

£300,000

Walmisley

## Abbotsmead Place, Caversham, Reading, RG4 8BB

A spacious and well-planned apartment in a highly desirable location, within a stone's throw of Caversham centre. The property is located on the ground floor with attractive views over the communal grounds and beyond. The accommodation comprises - entrance hall, dining area, sitting room with doors leading to the garden, kitchen, two double bedrooms and a separate family bathroom. Further benefits include, secure entry phone system, allocated parking and communal ground.

Ground Rent £0  
The service charge £2,000pa  
Council tax D EPC rating C  
Original Lease 125 years, 97 years remaining

Abbotsmead Place is well placed to take advantage of Caversham's range of services and shops including Waitrose and Costa Coffee, plus independent traders including butchers, bakery, gymnasium, library, and salons. The river Thames is within close proximity and Reading station is 0.7 miles walking distance, with it's fast regular service to London (Paddington approximately 30 mins). Viewing highly recommended.

\*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

## Tenure - Leasehold





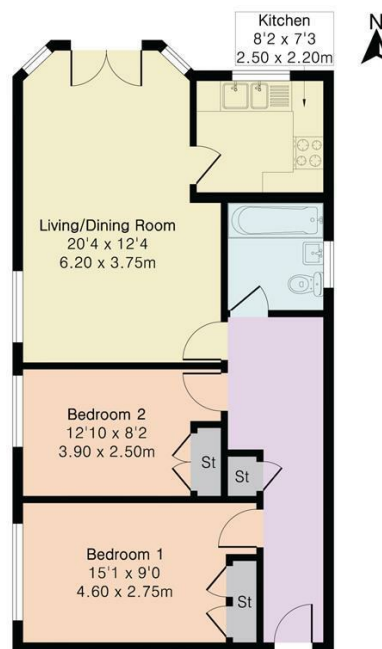
- Ground floor
- Central location
- Two double bedrooms
- Access to communal garden
- Allocated parking
- No chain

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Approximate Gross Internal Area 722 sq ft - 67 sq m



Ground Floor



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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