

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



THE CLOISTERS, PRIEST HILL CAVERSHAM, READING, RG4 7RQ

£225,000

Nestled in a quiet, mature setting, this rarely available bungalow for the over 55's offers a well-balanced blend of comfort and convenience. The property features a bright living/dining room, a fitted kitchen, two bedrooms and a modern shower room. Residents benefit from private parking and well-maintained communal gardens. Located in Caversham Heights, just north of the River Thames

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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SITUATION

Located in Caversham Heights, just north of the River Thames, the area offers a great mix of shops, cafés, and restaurants, with Reading Station (Paddington 25 mins, Crossrail) within easy reach. Nearby countryside, golf courses, and Mapledurham Gym add to the appeal

ENTRANCE HALL

With storage cupboard and access to loft space

LIVING/DINING ROOM

South westerly aspect to the rear with sliding patio doors leading to a small semi private garden area with paved terrace

KITCHEN

Shaker style kitchen with beech fronted cabinets and a contrasting laminate work surface incorporating an AEG induction hob, single drainer ceramic sink and an eye level electric oven with extractor hood over. Full height fridge/freezer, dishwasher and washing machine

**BEDROOM ONE**

Double bedroom with fitted furniture including two chests of drawers, a large wardrobe and two bedside cabinets

**BEDROOM TWO**

The second bedroom has laminate flooring and can be used alternatively as a dining room

**BATHROOM**

Comprising large shower enclosure with chrome and glass door and screen with a thermostatic mixer shower, vanity unit with inset sink and concealed cistern for the W.C., fully tiled walls

PLEASE NOTE

The night storage heaters have been upgraded throughout the property to modern Dimplex electric heaters

COMMUNAL GROUNDS

Well maintained communal gardens tended under the maintenance agreement

PARKING

Residents parking space and further visitors parking



DIRECTIONS

From central turn right into Church Street, at the traffic lights turn right into Church Road, right into St Anne's Road. Proceed to the top bearing left into Priest Hill where The Cloisters will be found on the right hand side

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address: To follow

TENURE

Leasehold

Original Lease - 999 years from 1989

Lease remaining - 962 years

Ground rent - TBC

Service charge - £1,705.54 per annum

COUNCIL TAX

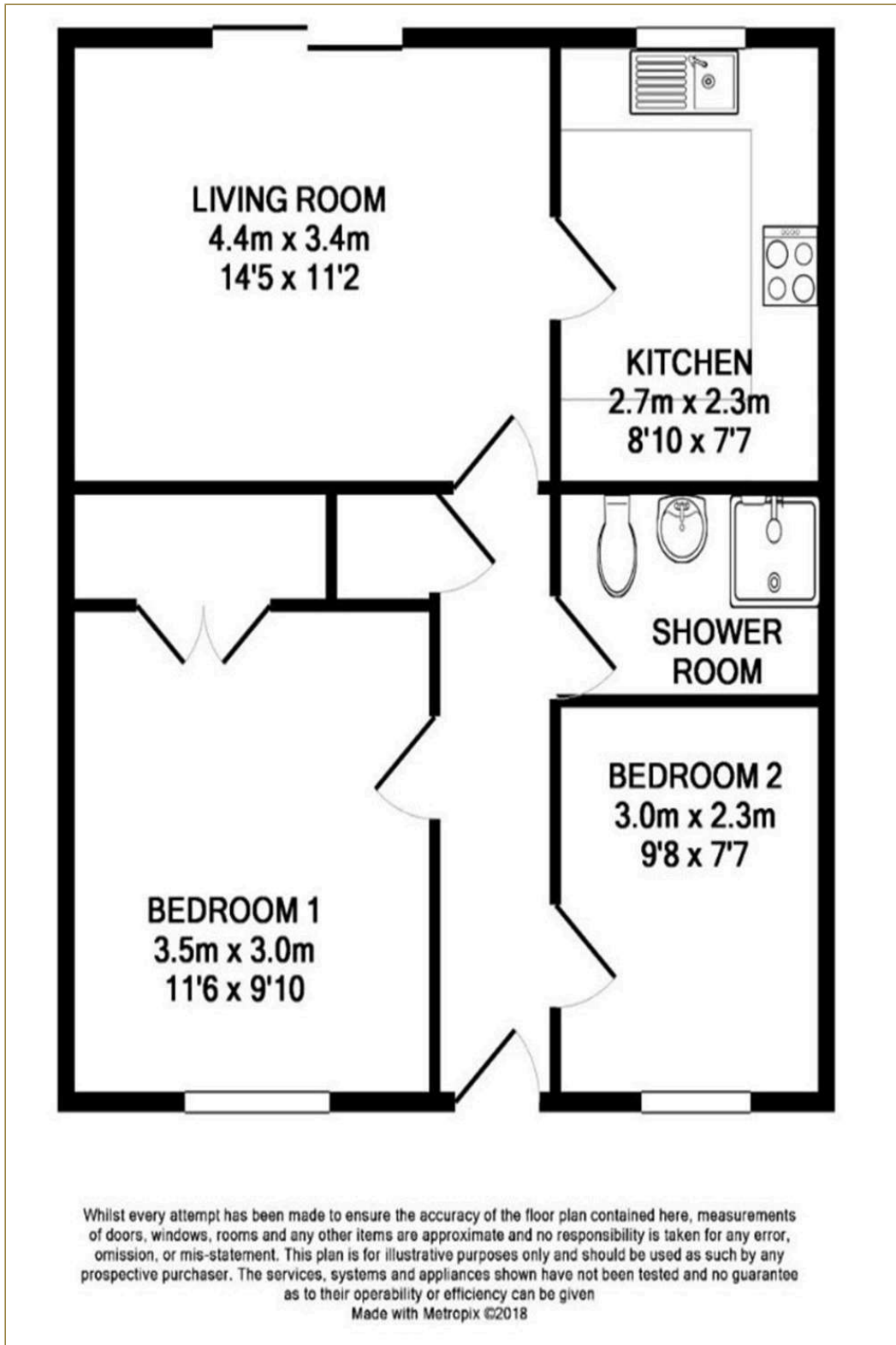
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FLOOR PLAN

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

**LOCATION**

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

