

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ELLIOTTS WAY, CAVERSHAM READING, RG4 8BW Price Guide £270,000**

A superbly positioned top floor two bedroom flat with direct south facing views over the River Thames and Christchurch Meadows parkland. Just a 15 minute walk to mainline station and Reading beyond. A 5 minute walk to Caversham centre with all its shops, restaurants and other facilities. Includes living room with balcony, kitchen, allocated parking space and long lease. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

## **COMMUNAL ENTRANCE HALL**

With entryphone system and stairs to top floor

## **ENTRANCE HALL**

Entry phone, door to

## **LIVING/DINING ROOM**

Offering attractive south facing riverside views over the Thames and parkland, radiator, TV point, phone point, glazed door to BALCONY



## **BALCONY**

With south facing views over the River Thames and parkland



## **KITCHEN**

Fitted to comprise: worktops with a range of cupboards and drawers, built in hob and oven, plumbing for washing machine and dishwasher, south facing rear aspect



## **BEDROOM ONE**

Rear aspect, radiator



## **BEDROOM TWO**

Rear aspect, radiator, hatch to loft space above



## **BATHROOM**

Three piece suite comprising: panelled bath with shower, W.C, pedestal wash hand basin, radiator



## **SERVICES**

Mains gas, electricity and water connected. Gas fired radiator central heating

## **COMMUNAL GROUNDS**

These are maintained by the Managing Agent on behalf of the Management Company. Shared separate bin store and bike store



### **PARKING**

There is one allocated parking space and useful communal visitor parking spaces



### **DIRECTIONS**

From central Caversham proceed into Gosbrook Road, turn right into Elliotts Way, proceed to the end bearing left where Whitchurch Court will be found on the right hand side

### **TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 97 years

Service charge - £1,523.69 per annum

Ground rent - Peppercorn

### **APPROXIMATE MONTHLY RENTAL**

£1,495 exclusive of council tax and utility bills

### **SCHOOL CATCHMENT**

Thameside Primary School

Highdown School and Sixth Form Centre

### **COUNCIL TAX**

Band C

### **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/0016-3011-7202-1116-1200>

### FLOOR PLAN

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

**Approximate Gross Internal Area 552 sq ft - 51 sq m**



Second Floor Flat

### LOCATION

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

