NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Amersham Road
Caversham, Reading, Berkshire RG4 5NA

Chain Free £250,000

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Set within this quiet location that offers easy access to the center of Caversham and Reading mainline station with its fast links to London is the larger than expected apartment. The property is situated on the ground floor, boasts two double bedrooms and a good sized living room/dining room with a modern semi open plan kitchen. In addition there is the right to park one car off road. To appreciate the space on offer call now to view.

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- Chain free
- Shared off street parking
- Spacious living/dining room
- Ramp access
- Council tax band C
- Two double bedrooms
- Ground floor apartment
- Easy access to Reading station and Caversham town centre
- Close to local amenities including park and community centre
- EPC rating C

Communal entrance
A welcoming and well maintained communal entrance with stairs to all floors and fire door leading to ground floor flats.

Entrance hall
A smart and tidy entrance hall with laminate flooring, two built in cupboards and doors to bedrooms, bathroom and living/dining room.

Living/dining room
18'11" x 10'9" (5.79 x 3.28)



A very spacious living/dining room with laminate flooring, two windows overlooking the front of the property, plenty of space for entertaining and dining!

Kitchen
10'8" x 6643'8" (3.26 x 2025)



A modern and stylish kitchen with plenty of eye level and base units for storage, a good amount of work surfaces with built in oven, hob, extractor, washing machine, dishwasher and fridge freezer with a window overlooking the front of the property.

Bedroom one
13'1" x 8'5" (4.01 x 2.59)



A large, double bedroom with laminate flooring and plenty of light from the window overlooking the rear of the property.

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Bedroom two
9'6" x 8'2" (2.9 x 2.51)



A good sized double bedroom with window overlooking the rear of the property.

Bathroom
7'1" x 6'0" (2.18 x 1.83)



A spacious and stylish bathroom with tiled floor, bath with shower, sink with storage, WC and heated towel rail.

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electric

Appliances: All the appliances are untested

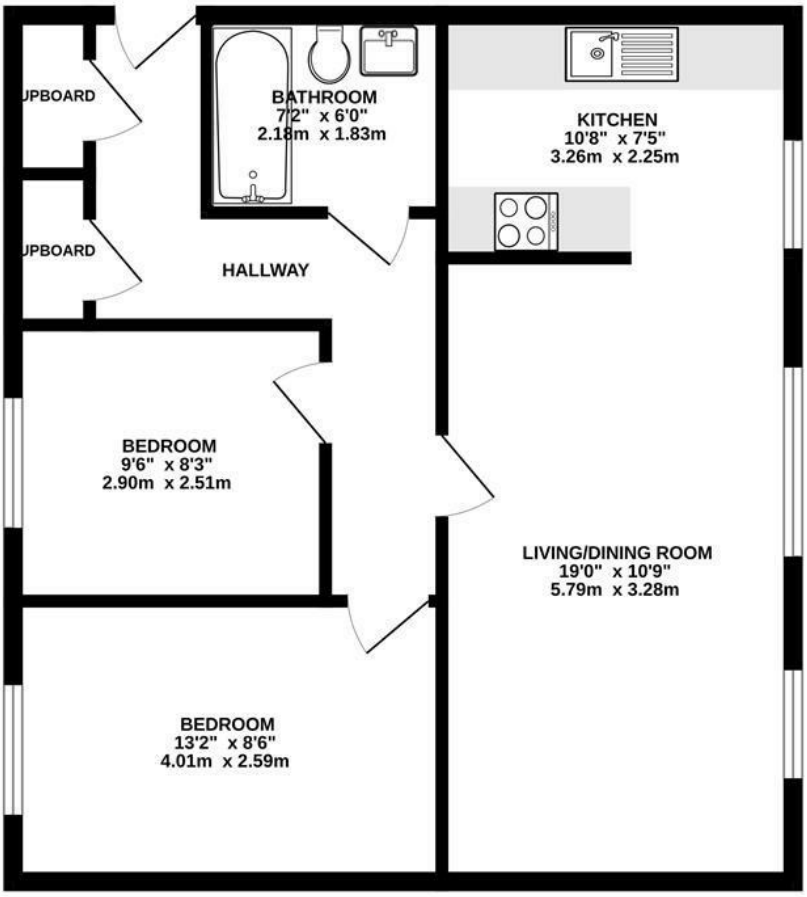
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

Tenure

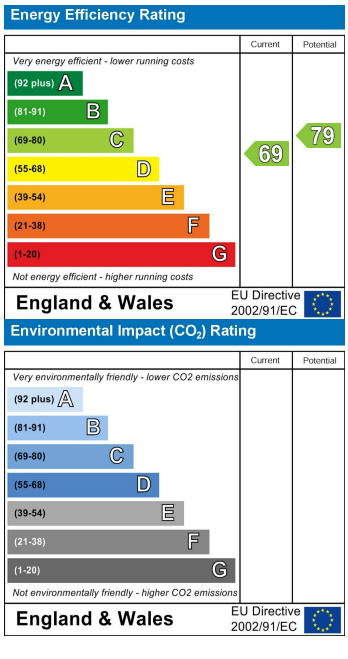
Lease: 150 years from 1st January 2005
Ground rent: £258.10
Service Charge: £1873.85

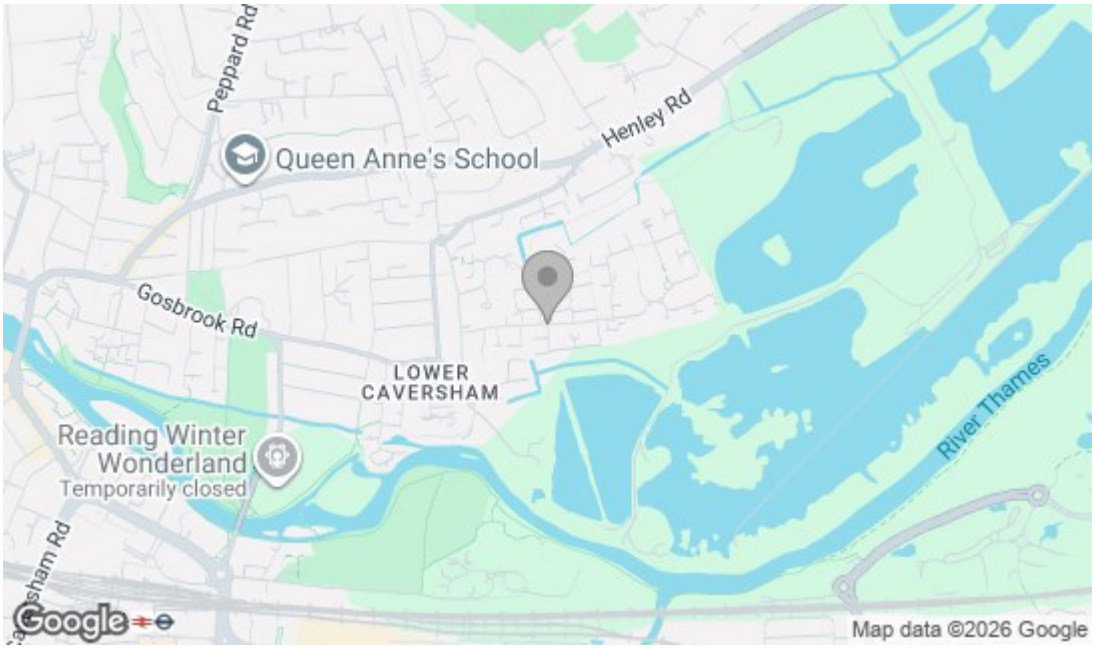
GROUND FLOOR



70 AMERSHAM ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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