

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BEECHWOOD GROVE CAVERSHAM, RG4 7AN

£369,950

Stunning third-floor penthouse apartment in Caversham with two double bedrooms, ensuite master, Juliet balcony, and impeccably finished throughout, all within a 12 minute walk to Caversham centre.
NO ONWARD CHAIN

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

Beechwood Grove has taken retirement to a new level with on-site facilities including a house bistro restaurant, hairdressing salon, elegant residents lounge, activity room and therapy room, mobility scooter store with charging points, two residents lifts and guest suite for friends and relatives who can stay overnight. There is a concierge reception area and onsite care services with Tunstall emergency system with intercom, pull cord and wrist bracelet call system

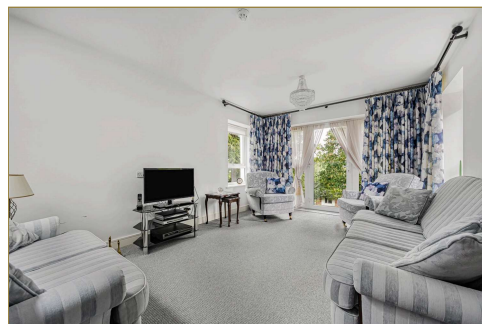
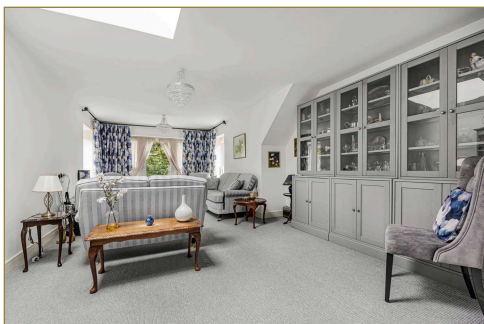


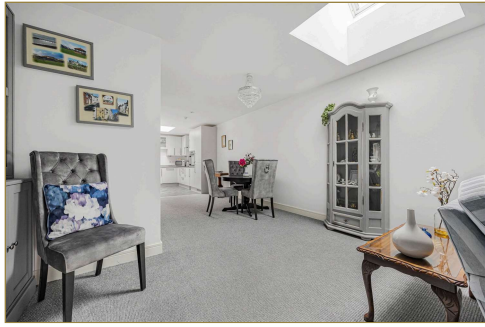
SPACIOUS L SHAPED RECEPTION HALL

Spacious hallway with access to utility cupboard housing washing machine and dryer

KITCHEN/LIVING/DINING ROOM

Unique 49ft lounge kitchen diner with versatile space with south west facing Juliet balcony with double glazed doors with Velux window and solar powered electric blind.





Well fitted MODERN KITCHEN comprising single drainer sink unit with mixer tap, laminated roll edged work surfaces and surrounds, with inset 4 ring electric hob with extractor hood above and integrated oven, fridge/freezer, washing machine, dishwasher and Velux window with solar powered electric blinds



BEDROOM ONE

19ft master bedroom with south west facing views over the communal gardens, door to



EN SUITE SHOWER ROOM

Ensuite bathroom with large walk in shower, fully tiled with glass deflector and automatic lighting



BEDROOM TWO

14ft double bedroom with newly added fitted wardrobes, along with solar powered electric blinds



BATHROOM (SHOWER ROOM)

Large modern family bathroom with large walk in shower, full tiled with glass deflector and automatic lighting.



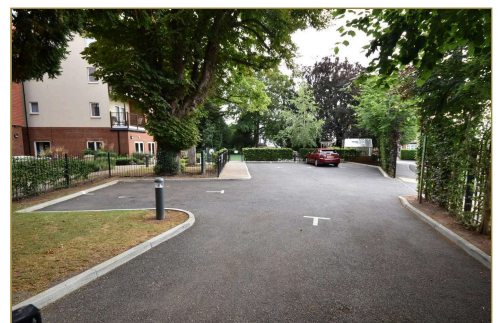
COMMUNAL GROUNDS

Beechwood Grove is set in well maintained communal grounds. The communal gardens extend to the side and rear of the development where there is an all weather bowling green and communal activities area, vegetable patch, greenhouse and seating areas. It also has resident and visitor parking



COMMUNAL PARKING AREA

There are two parking areas accessed from Albert Road and to the rear of Dovedale Close including disabled parking



DIRECTIONS

From central Caversham proceed south along Prospect Street, turn right into Church Street. At traffic lights turn right into Church Road and right into St Anne's Road. Bear left at the top into Priest Hill, bear left into The Mount and follow this road round into Albert Road where Beechwood Grove will be found on the left hand side

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 117 years

Maintenance charge - £919.95 per month

Ground rent - £1 peppercorn annum

COUNCIL TAX

Band D

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

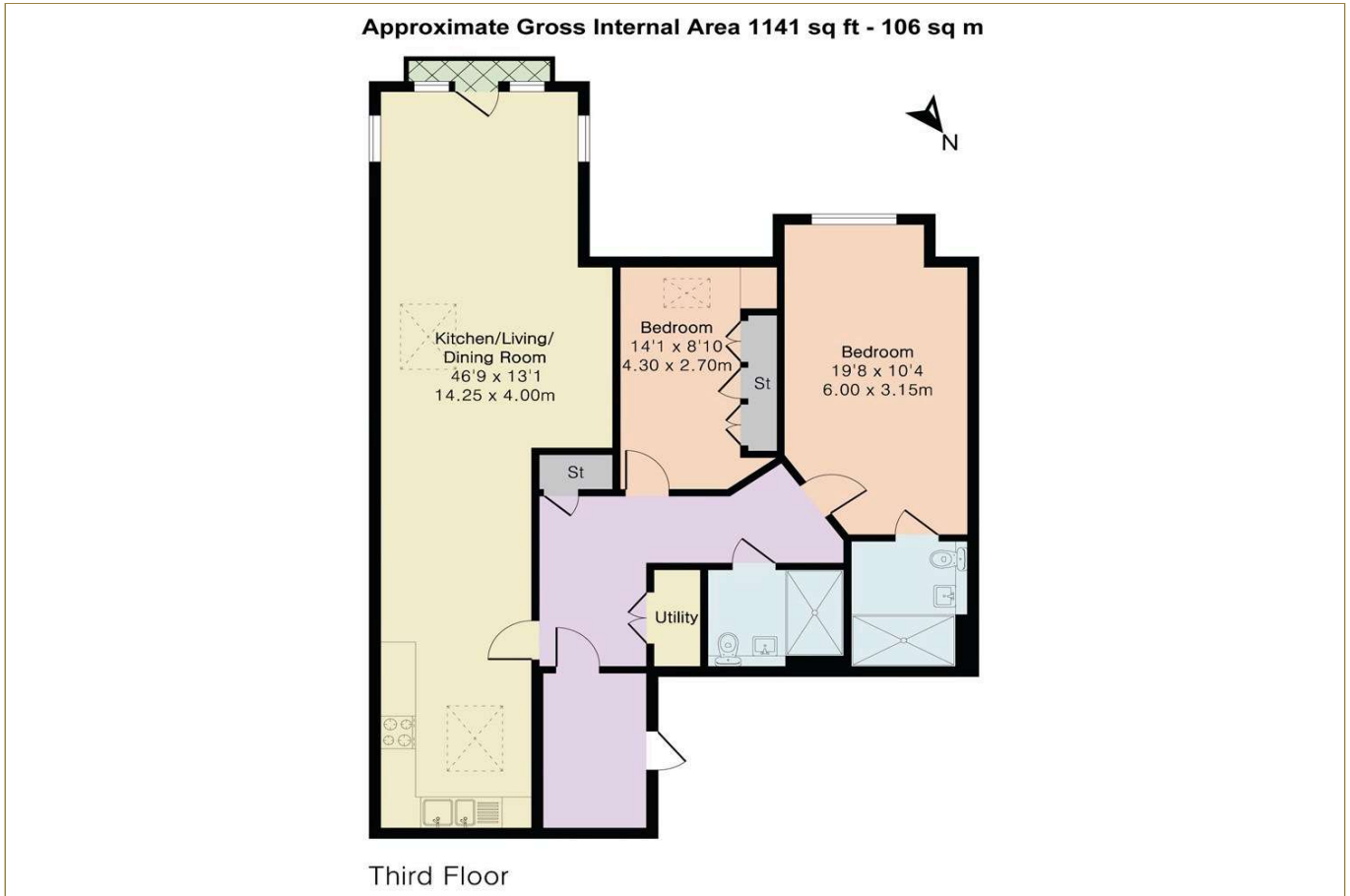
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

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/9068-3829-7725-9028-0655>

FLOORPLAN

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

