

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



PRIORY COURT, 1 PRIORY AVENUE CAVERSHAM, READING, RG4 7SN

£150,000

A sought after one bedroom ground floor retirement flat situated in this popular development right in the centre of Caversham. Within minutes walk of bus stops, Waitrose, pharmacy, River Thames and the delightful Caversham Court Gardens. Includes own personal door to communal rear garden, residents lounge and emergency pull cords for assistance

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BACKGROUND

Priory Court is a retirement development that consists of 27 apartments and is exclusively for residents aged 65 years or over where, subject to availability, there is a part time manager on site. Each flat along with the communal areas have a 24hour emergency call system. Extra features include a residents lounge area with kitchen and a guest suite available for relatives staying over night, subject to booking

ENTRANCE HALL

Recently redecorated throughout with new carpets

**LIVING/DINING ROOM**

20ft large living/dining room with patio door and window looking down the communal garden

**KITCHEN**

Separate kitchen with washing machine, fridge, oven and electric hob

**BEDROOM**

15ft bedroom at the back of the development with built in wardrobes



BATHROOM (SHOWER ROOM)

With large walk in shower, W.C, wash hand basin with cupboard below, tiled walls



COMMUNAL GROUNDS

Well maintained communal gardens



RESIDENTS PARKING

There is non allocated residents parking area to the front which includes visitor parking



TENURE

Leasehold

Original lease - 125 years

Lease remaining - 99 years

Service charge - £3,717.48 per annum

Ground rent - £349.58 per annum

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

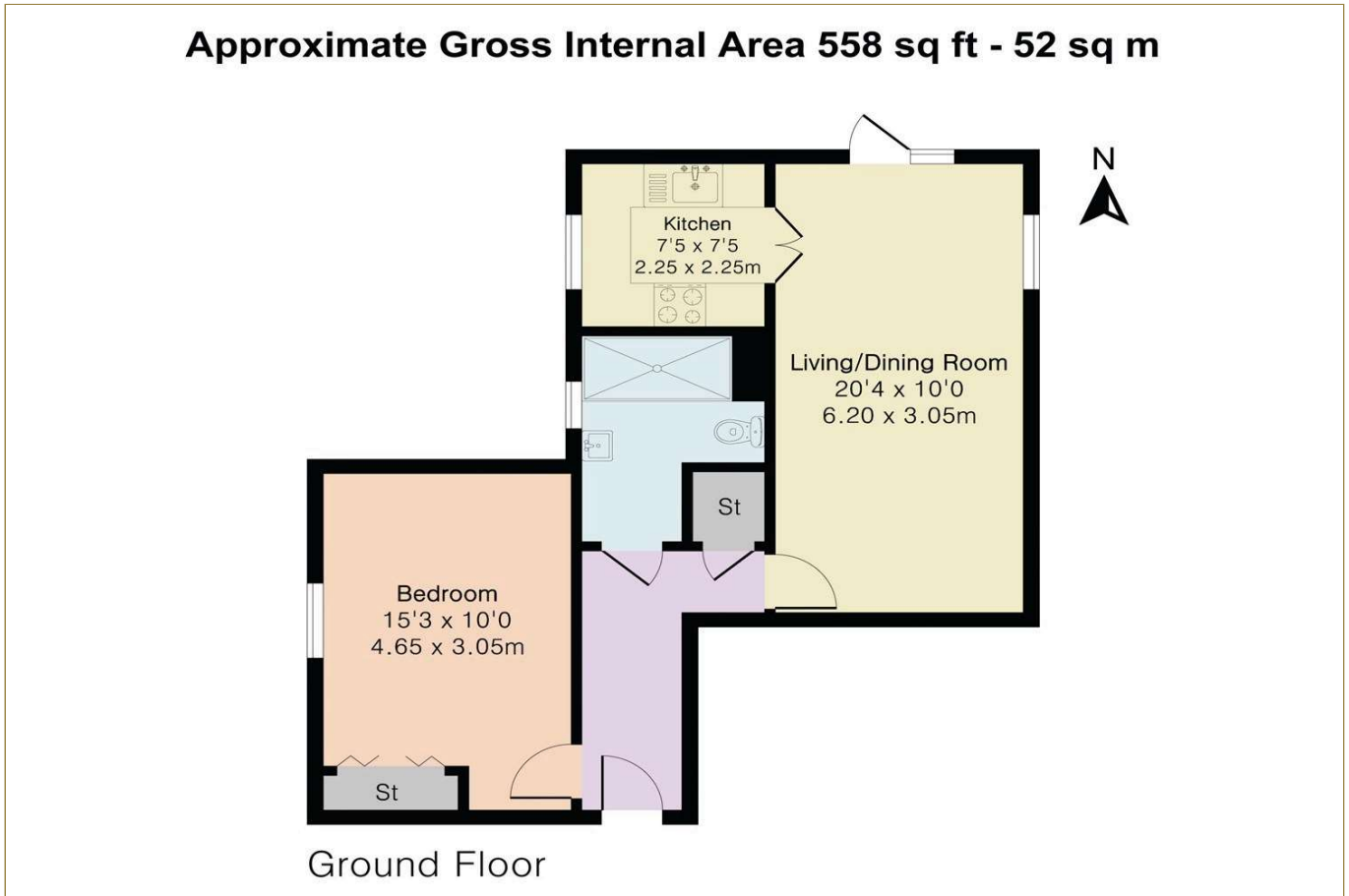
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9035-3321-3500-0735-4206>

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

