



**Elliotts Way
Caversham, Reading, Berkshire RG4 8BF**

Guide Price £265,000

GUIDE PRICE OF £265000 TO £275000. Set within this sought after central Caversham development that offers views over Christchurch Meadows and towards the River Thames is this two double bedroom apartment on the second floor. The property in good decorative order throughout. There is a great sized living room and patio with views over the Meadows and the River Thames, separate kitchen and a modern bathroom. There is an allocated parking space to the front. To appreciate the location and space on offer call now to view.

Elliotts Way, Reading, Berkshire RG4 8BF

- Chain Free
- Riverside location & an easy walk to Reading mainline station
- Great first purchase or investment property
- Balcony overlooking the communal gardens & Christchurch Meadows
- Allocated parking space
- Quiet Cul De Sac location
- Spacious living room
- Two bedroom, top floor apartment
- EPC rating C
- Council tax band C

Communal entrance

Spacious communal entrance hall with access to mailboxes and stairs to all floors.

Hallway

Good sized, carpeted hallway with access to spacious loft for storage and doors leading to the bedrooms, bathroom and living room.

Bedroom one

12'2" x 11'7" (3.73 x 3.54)



Light and airy double bedroom with built in storage, carpet and window overlooking the front of the property.

Bedroom two

10'1" x 6'9" (3.08 x 2.08)



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

Bathroom



Bathroom with tiled floor, sink with storage, WC and bath with shower.

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Living room

17'1" x 11'7" (5.23 x 3.54)



A large and spacious carpeted living room with doors to the kitchen and balcony.

Kitchen

9'8" x 7'8" (2.95 x 2.35)



Kitchen with tiled floor, built in storage, space for a dishwasher, washing machine and fridge freezer, built in gas hob, oven and extractor and window overlooking the park to the river.

Balcony



A south facing balcony overlooking the communal gardens, across Christchurch Meadows to the river and Christchurch Bridge. A perfect place for morning coffee.

Communal gardens



Good sized communal gardens with access to the car park and path to Christchurch Meadows and the river. Mostly laid to lawn.

Tenure

Lease: 125 years from 1998

Service charge: £1491

Ground rent: TBC

Services

Water. Mains

Drainage. Mains

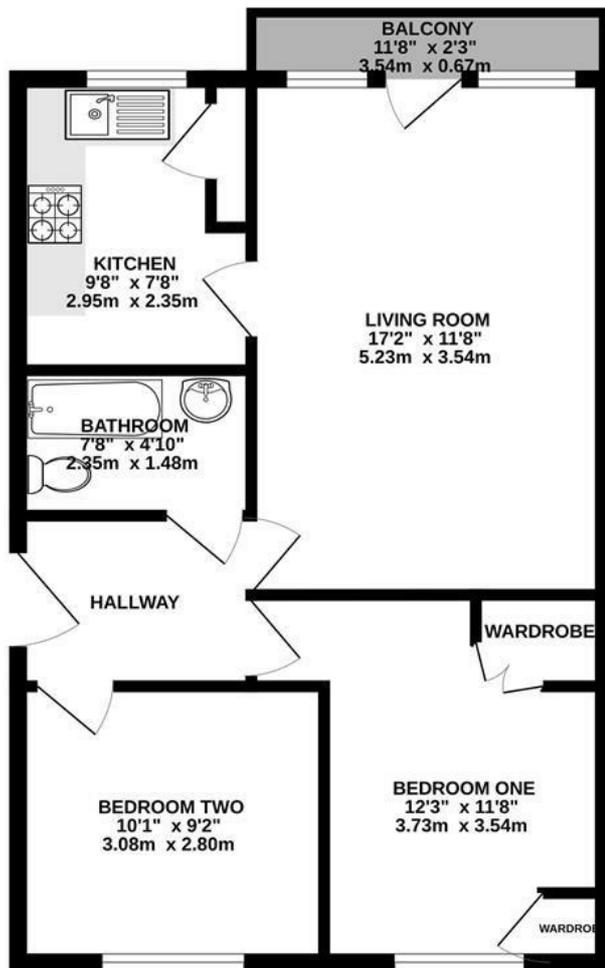
Electricity. Mains

Heating. Gas

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

Broadband. Superfast, obtained from Ofcom

TOP FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

