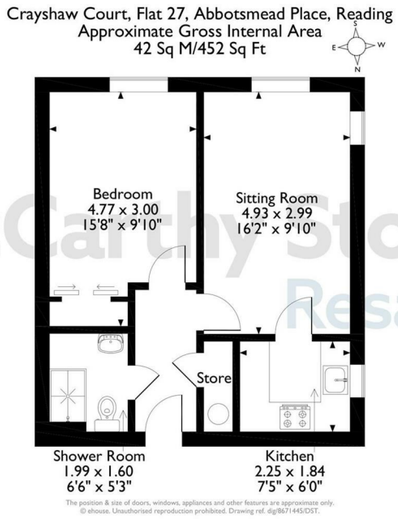
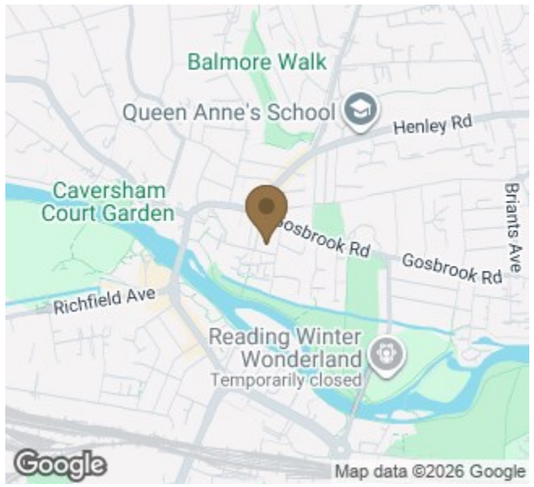
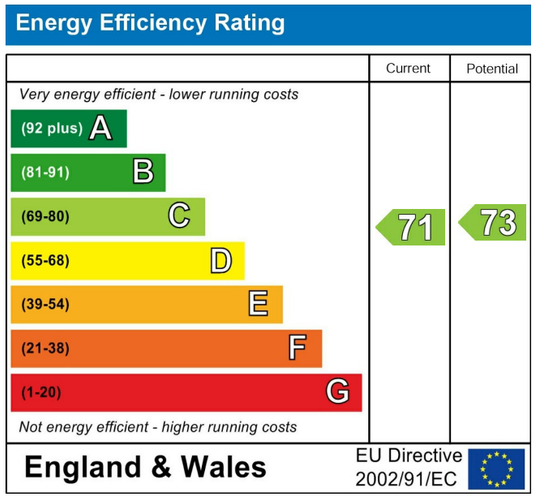
Excellent

Trustpilot

McCarthy & Stone
Resales.













27 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 27 Crayshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Bright and spacious apartment
- Close to lifts
- Riverside walks
- Beautiful communal gardens
- Guest suite for family and friends
- On site house manager
- * Part Exchange ** Service to help you move without the hassle of having to sell your own home.
- ** Entitlements Service** Check out benefits you may be entitled to

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

27 Crayshaw Court, Reading

1 | 1 | Asking price £220,000

Crayshaw Court
Crayshaw Court was purpose built by McCarthy & Stone for retirement living. The development consists of 54 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

It is situated in central Caversham, close to shops including Waitrose, Iceland, hair salons, cafes, small restaurants and local amenities including pharmacies, care provider and a major NHS GP practice with health center.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Local Area
Caversham occupies the North bank of the River Thames. The riverside promenade is a short walk away and leads to a footbridge to the train station and Reading town center.

There are frequent trains to London Paddington, Waterloo, Oxford, Gatwick and GWR, Cross Country and forthcoming Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.

Apartment Summary
This beautifully presented one-bedroom apartment is located on the first floor and offers an inviting home in a convenient and well-connected location. Perfect for those looking to enjoy a relaxed retirement lifestyle, the apartment combines comfortable living with the benefits of a friendly and established community. Crayshaw Court offers a range of attractive communal facilities, including beautifully landscaped gardens and a welcoming homeowners' lounge, where residents can socialise, meet friends and enjoy a variety of organised events and activities. The development is conveniently located for local amenities, making everyday errands and shopping trips easily accessible. For those who enjoy the outdoors, the nearby riverside walks provide a lovely setting for a leisurely stroll and the opportunity to enjoy the surrounding scenery. Combining a convenient location, pleasant communal spaces and a sociable community atmosphere, Crayshaw Court offers an appealing opportunity to enjoy independent retirement living in Caversham.

Entitlements Advice and Part Exchange available

Landscaped Gardens
One of the main social hubs of Crayshaw Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at Crayshaw Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games night, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Lease infomation
Lease: 125 Years from 1st June 2012
Ground rent: £425 per annum
Ground rent review: 1st June 2027

Additional Information & Services
** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEB PAGE FOR ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service charge
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Underfloor heating in the apartment
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

Annual Service charge: £3,300.06 for financial year ending 31/03/27.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.









