

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**HENLEY ROAD, CAVERSHAM  
READING, RG4 6DS**

**£215,000**

This well presented one-bedroom conversion apartment offers a perfect blend of character and convenience, just a short 7-minute walk from the heart of Caversham centre.

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## LIVING/DINING ROOM

Large living room, with period high ceiling



## KITCHEN

Modern separate kitchen with space for washing machine, fridge freezer along with built in oven and gas hob

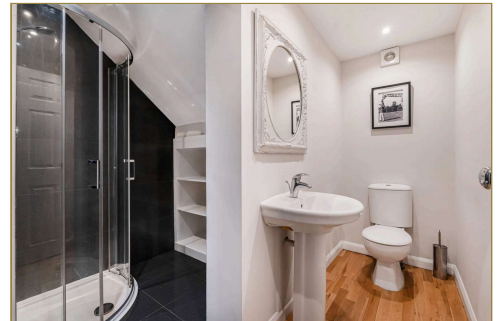
## DOUBLE BEDROOM

Spacious double bedroom to the rear of the property, over looking the communal garden



## SHOWER ROOM

Modern shower room



## **COMMUNAL GARDEN**

South facing communal gardens



## **PARKING**

Allocated parking space and two visitors parking spaces

## **TENURE**

Leasehold

Original lease - 999 years

Lease remaining - 987 years

Service charge - £100 per month

Ground rent - N/A

## **COUNCIL TAX**

Band A

## **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

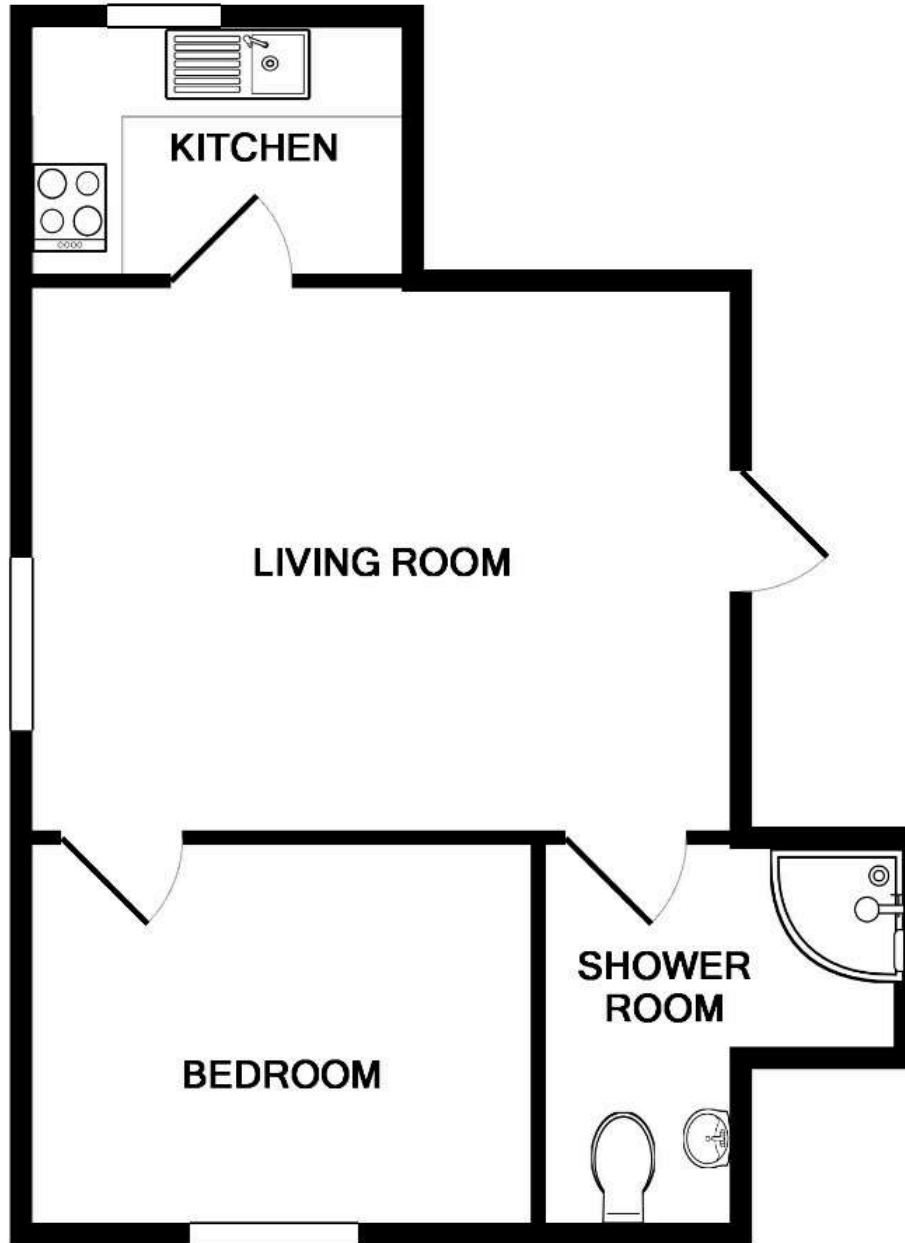
## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/9798-9925-6259-6711-7980>

**FLOORPLAN**

These floor plans are for guidance purposes only and are not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

