

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ELLIOTTS WAY, CAVERSHAM
READING, RG4 8BW**

£260,000

A superbly positioned top floor two bedroom flat with lovely south facing views over the River Thames and Christchurch Meadows parkland. Ideally positioned just a 15 minute walk to mainline station and a 5 minute walk to local Caversham shops. Includes living room with balcony, fitted kitchen, allocated parking space & visitor spaces. Long lease. No onward chain

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

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

COMMUNAL ENTRANCE HALL

With entryphone system and stairs to top floor

ENTRANCE HALL

Entry phone, door to

LIVING/DINING ROOM

Offering attractive south facing riverside views over the Thames and parkland, radiator, TV point, phone point, glazed door to BALCONY

**BALCONY**

With south facing views over the River Thames and parkland

KITCHEN

Fitted to comprise: worktops with a range of cupboards and drawers, built in hob and oven, plumbing for washing machine and dishwasher, south facing rear aspect

**BEDROOM ONE**

Rear aspect, radiator



BEDROOM TWO

Rear aspect, radiator, hatch to loft storage space above

**BATHROOM**

Modern three piece suite comprising: panelled bath with shower, W.C, pedestal wash hand basin, radiator, tiled walls

**SERVICES**

Mains gas, electricity and water connected. Gas fired radiator central heating

COMMUNAL GROUNDS

These are maintained by the Managing Agent on behalf of the Management Company. Shared separate bin store and bike store

**PARKING**

There is one allocated parking space and further communal visitor parking spaces

N.B - There is a pathway that leads directly on to the Thames parkland leading to Christchurch Bridge and thereafter, on to Reading mainline station and town centre beyond

**PLEASE NOTE**

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

DIRECTIONS

From central Caversham proceed into Gosbrook Road, turn right into Elliotts Way, proceed to the end bearing left where Whitchurch Court will be found on the right hand side

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 97 years

Service charge - £1,523.69 per annum

Ground rent - Peppercorn

APPROXIMATE MONTHLY RENTAL

£1,495 exclusive of council tax and utility bills

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

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

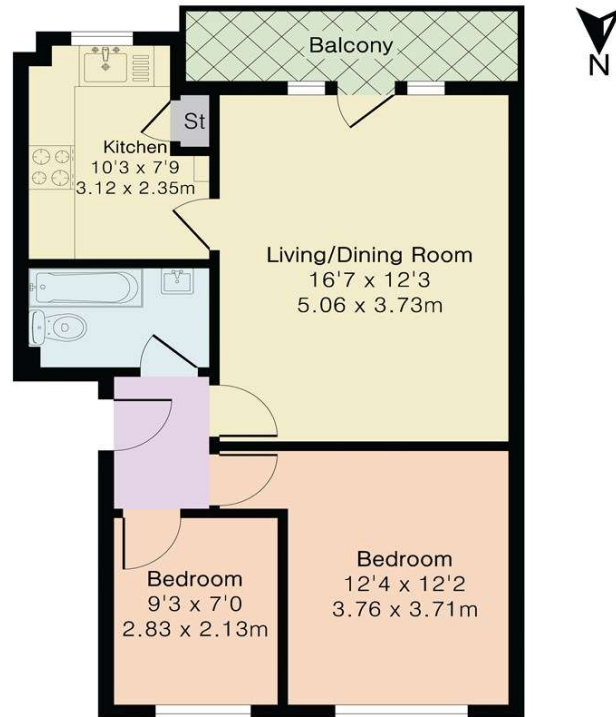
Energy Rating C

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/0016-3011-7202-1116-1200>

FLOOR PLAN

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

Approximate Gross Internal Area 552 sq ft - 51 sq m



Second Floor Flat

LOCATION

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

