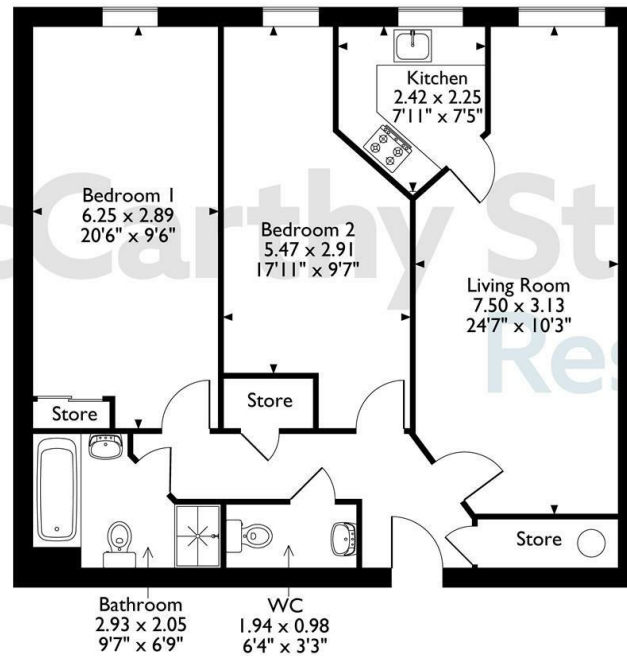


Crayshaw Court, Flat 8, Abbotsmead Place, Reading  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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## 8 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ

**PRICE REDUCED**



Council Tax Band: E



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 79                      | 79        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



**PRICE REDUCTION**

**Offers over £295,000 Leasehold**

A BRIGHT AND SPACIOUS WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT, within this sought after development close to all local amenities and river walks.

**Call us on 0345 556 4104 to find out more.**

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# Crayshaw Court, Abbotsmead Place,

## 2 Bed | £295,000

PRICE  
REDUCED

### Summary

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 providers, banks and a major NHS GP practice with health centre.

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 centre.

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.

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

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency pull cord system and controlled access entry phone unit is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, doors lead to the bedroom, living room and bathroom.

### Lounge

A bright spacious lounge with room for a small dining table and chairs. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen. Feature fireplace with Living flame style electric fire

### Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

### Master Bedroom

Double bedroom, fitted wardrobes with mirrored sliding doors. Ceiling lights, TV and phone point.

### Guest Cloakroom

With w/c and wash hand basin

### Bedroom Two

Spacious second bedroom which could alternatively be used as a separate dining room or home office. Power points and TV point.

### Bathroom

Fully tiled, fitted with suite comprising of walk in shower. bath with chrome effect shower mixer tap, Low level WC, vanity unit with sink and mirror above, grab rails. Emergency cord. Storage Cupboard for airing, storage area, some shelving, water heating and meter.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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: £4,950.09 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.

### Lease Information

Lease: 125 years from 2012  
Ground rent: £495.00 per annum  
Ground rent review: 2027

### 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

### Additional Information & Services

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

