NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Patrick Road
Caversham, Reading, RG4 8ET

£350,000

PATIO GARDEN: Boasting a patio garden and attractive communal gardens is this good sized two double bedroom two stylish bathroom apartment set within this sought-after central Caversham development. The property boasts attractive views towards the river Thames and Christchurch Meadows. In addition there is a good sized living room, modern semi open plan kitchen and allocated parking. There is easy access to the local shops and amenities of central Caversham. Reading mainline station with its fast links to London is close by. To appreciate the space on offer call now to view.

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- Ground floor appartment with a patio garden and attractive communal gardens
- Two light and airy double bedrooms
- Two modern and stylish bathrooms (One en suite)
- Direct views over the River Thames and Christchurch meadows
- Spacious living room with patio doors to the South facing patio
- Easy reach of Central Caversham & Reading mainline station
- Modern semi open plan kitchen
- Allocated parking
- EPC Rating C
- Council tax band C

Entrance hall
19'0" x 4'1" (5.8 x 1.25)
Spacious entrance hallway with wooden flooring and two storage cupboards. Doors to bedrooms, bathroom and living room.

Living/Dining room
15'4" x 15'4" (4.69 x 4.69)



Large. double aspect living space with wooden floors and ample room for lounge and dining areas as well as space for a desk. Double doors lead into the kitchen and patio doors are set into a bay window, leading to private patio.

Kitchen
7'10" x 8'9" (2.41 x 2.69)



Good sized kitchen with window to side of house and ample built in floor and wall units, including built-in oven and hob, fridge freezer, washing machine and dishwasher.

Bedroom one
11'6" x 12'1" (3.51 x 3.7)



Spacious, carpeted room with large built in wardobe, double windows to front of property and door to en-suite bathroom

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Ensuite bathroom
7'3" x 5'2" (2.22 x 1.6)



Spacious ensuite bathroom, fully tiled, with heated towel rail and built-in sink and W/C unit.

Bedroom two
9'5" x 9'5" (2.89 x 2.89)



Good size, carpeted bedroom, with window to front

Shower room
5'10" x 4'11" (1.78 x 1.52)



Fully tiled shower room with heated towel rail, built in sink unit and matching built in W/C.

Garden



Private patio looks out onto communal gardens laid to lawn, and beyond to the Thames Path and river.

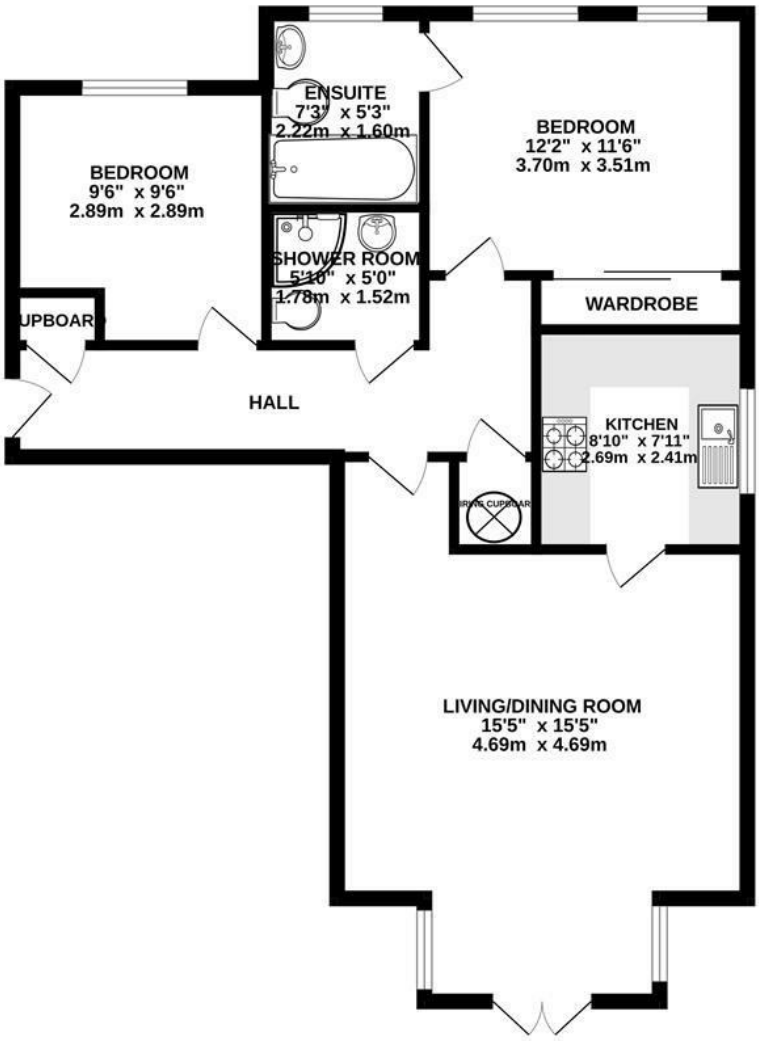
Tenure
Lease length: 125 years from 1st December 1999
Ground rent: £300 per annum
Service Charge: £1799.36 per annum

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Gas. Mains

Broadband. Ofcom-Ultrafast. Information obtained from Ofcom

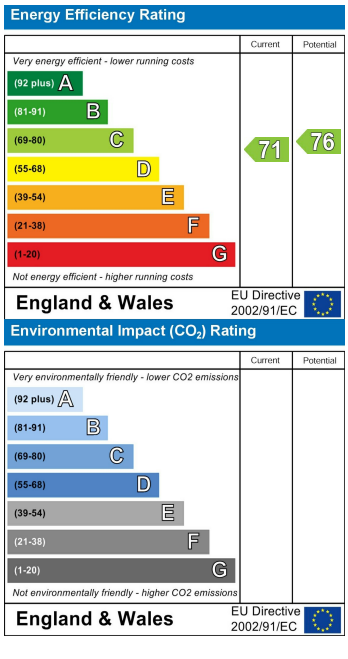
Mobile phone: The owners are not aware of any mobile coverage restrictions.

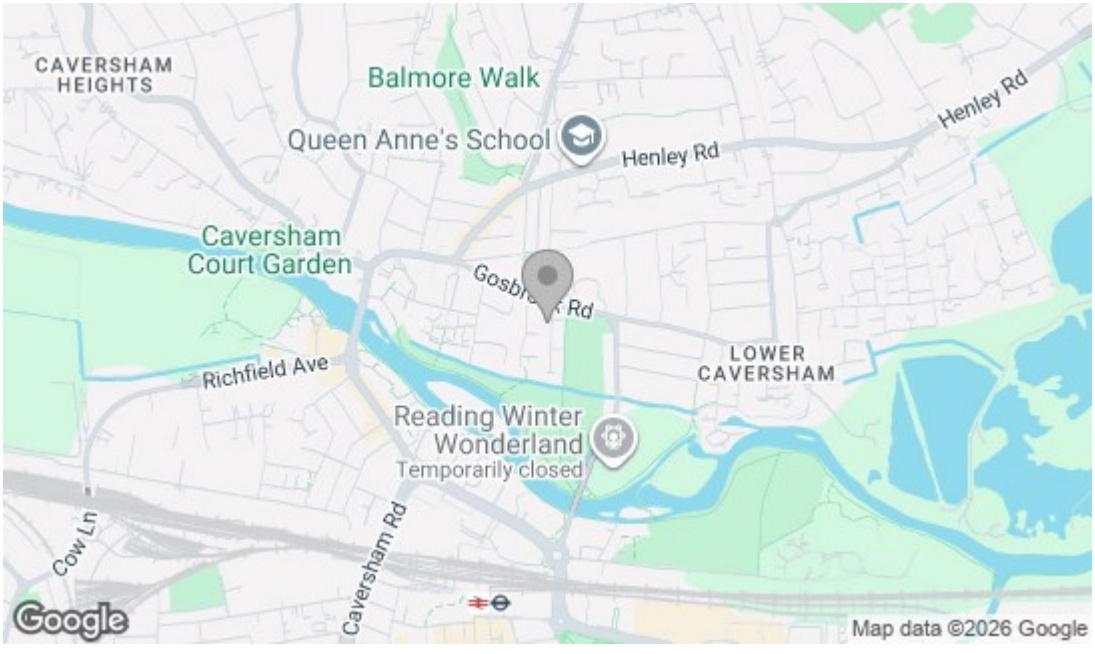
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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