



**Derby Road
Caversham, Reading, Berkshire RG4 5HE**

Chain Free £325,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within the sought after and highly desirable, private tree lined road in Caversham is this larger than expected top floor modern apartment. The property is within easy reach of central Caversham and Reading mainline station with its fast links to London. The property boasts two double bedrooms, two bathrooms (one en-suite), modern kitchen and a light and airy living room. In addition there is ample storage, off road parking and a communal garden to the rear.

Derby Road, Reading, Berkshire RG4 5HE

- Chain free
- Two double bedrooms
- Easy access to central Caversham and the local shops
- Modern kitchen and great sized living room
- EPC rating D
- Ideal first time buy or rental investment
- Two bathrooms (one en suite)
- Sought after private road
- Off road parking
- Council tax band D

Communal entrance



A good sized communal entrance with stairs to the top floor

Entrance hall

Carpeted, loft access and door to the entrance hall.

Hallway



A good sized hallway with an entry phone, security panel, large cupboard housing the hot water cylinder and doors to:

Living room

15'11 x 14'7 (4.85m x 4.45m)



A light and airy living room with double glazed doors to the 'Juliet' style balcony, carpeted and three Velux windows.

Kitchen

10'10 x 9'0 (3.30m x 2.74m)



A modern and stylish kitchen with ample wall and base units with stone work surfaces, inset sink and drainer, oven, hob, extractor, fridge/freezer, and a slimline dishwasher. Window to the rear and a Velux skylight

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Bedroom one

13'4 x 11'11 (4.06m x 3.63m)



A great sized room with a window to the front, carpeted, fitted wardrobe and a door to the en-suite.

Bedroom two

12'0 x 10'7 (3.66m x 3.23m)



A light and airy room with a window to the front, carpeted and fitted wardrobes.

En-suite

9'3 x 4'4 (2.82m x 1.32m)



A modern and stylish en suite comprising of a good sized shower, WC, wash hand basin, extractor and a heated towel rail.

Bathroom

9'2 x 5'3 (2.79m x 1.60m)



A good sized bathroom comprising of a paneled bath, WC, wash hand basin, heated towel rail and an extractor.

Communal rear garden



Accessed from the side is this good sized communal garden for the residents.

Tenure

Lease: 125 years from 2004

Service charge: £1380 PA

Ground rent: £200

Services

Water. Mains

Drainage. Mains

Electricity. Mains

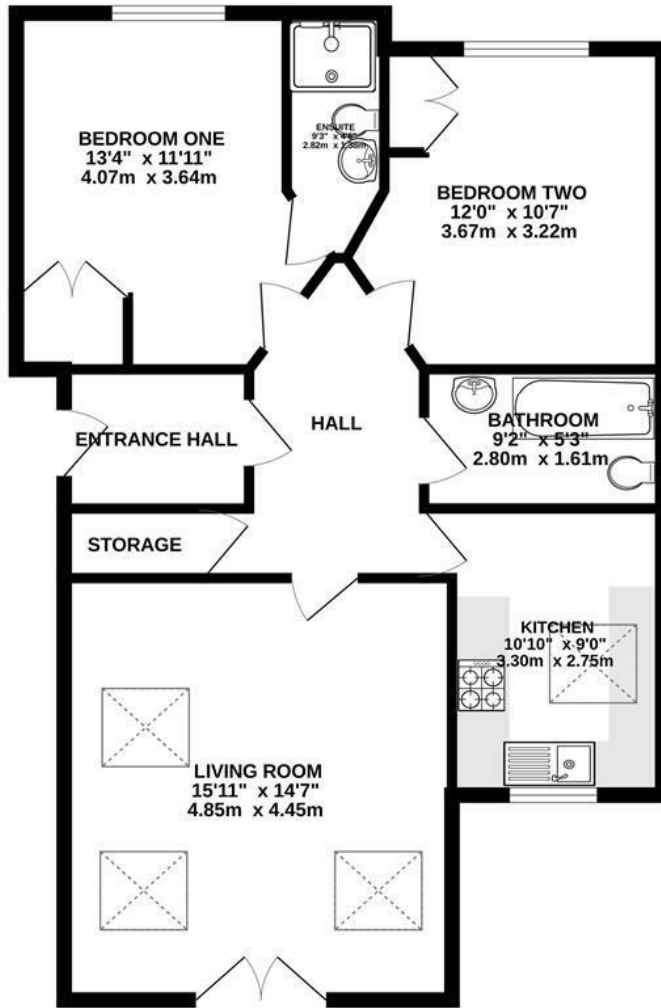
Heating. Electric

Appliances: All the appliances are untested

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

SECOND / TOP FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

