



Caversham Wharf, Waterman Place, , Reading, RG1 8DS

£300,000

Walmsley

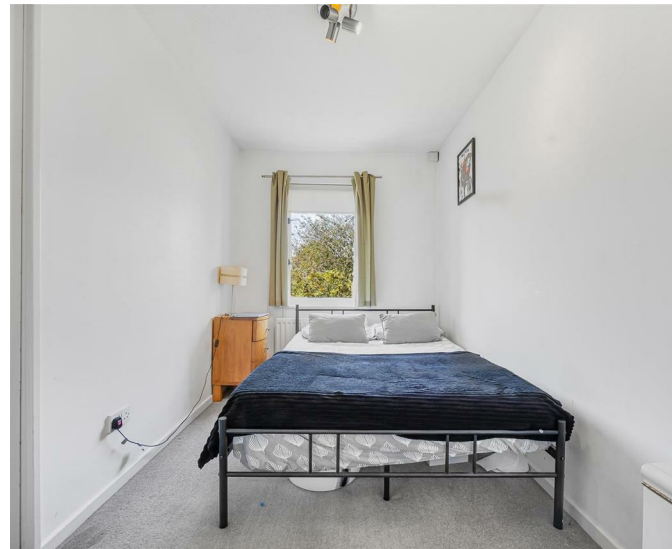
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A desirable two bedroom second floor riverside apartment superbly located on the banks of the River Thames. The accommodation comprises of entrance hall, two bedrooms, family bathroom suite, kitchen with fully integrated appliances, sitting room with doors opening to a balcony and views of the River Thames beyond. Further benefits include allocated parking, viewing is highly recommended. No onward chain. Please be advised that there is no lift at the property.

Set in peaceful surroundings, the property is very well located and within a short walking distance of both Reading and Caversham centres and the mainline train station (thirty minutes from London Paddington).

Council Tax - E
EPC - C
Ground rent - N/A
Service charge per year £900
Lease length 87 years of 125 years.

Tenure - Leasehold





- Balcony
- River view
- Two bedrooms
- Close proximity to Reading station
- No chain
- Allocated parking



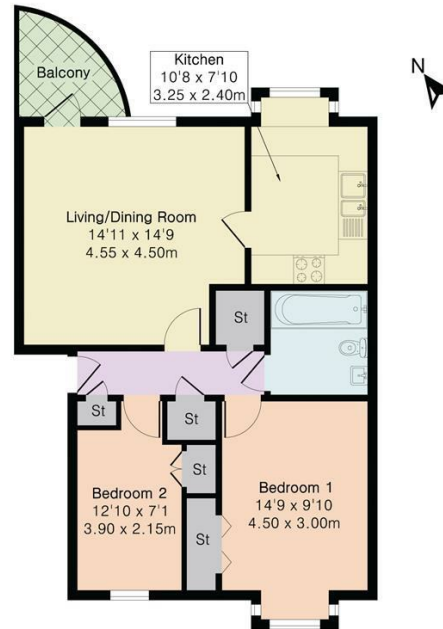
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Approximate Gross Internal Area 687 sq ft - 64 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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