

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



FIELD VIEW, DERBY ROAD CAVERSHAM, READING, RG4 5HD

£235,000

A delightful one bedroom ground floor apartment with its own 16ft private patio garden. Located along the private tree lined Derby Road, it includes 17ft living room, separate kitchen, 14ft bedroom and bathroom. Benefits from allocated and visitor parking. Only a 15 minute walk to Caversham centre and an approx. 30 minute walk to Reading mainline station. No onward chain

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

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COMMUNAL ENTRANCE HALL

Front door to

ENTRANCE HALL

Meter cupboard, 2 sets of storage cupboards, security entry phone system

LIVING ROOM

17'2 (5.23m) x 12' (3.66m)

Side aspect window, radiator, double glazed door to personal patio, door to



KITCHEN

10'6 (3.2m) x 6'7 (2.01m)

Fitted to comprise: single drainer sink unit, worktops, built in electric oven and hob with extractor above, range of cupboards and drawers, plumbing for washing machine, space for fridge/freezer, side aspect window, double glazed door to small outdoor patio area



BEDROOM ONE

11'6 (3.51m) x 10'3 (3.12m)

Front aspect window, radiator



BATHROOM

Three piece suite comprising: panelled bath with Mira shower and screen deflector, W.C., pedestal wash hand basin, tiled floor, chrome heated towel rail, cupboard housing gas boiler



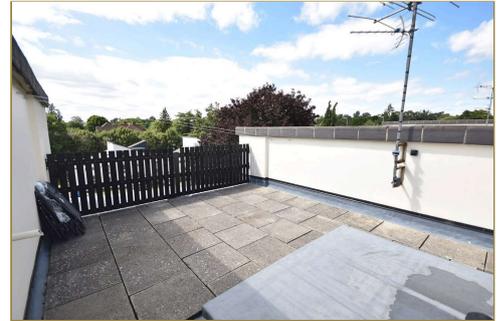
PATIO GARDEN

Outside is a fully paved private courtyard garden with useful storage shed. Great for BBQ and outdoor entertaining



OUTSIDE

There are dedicated clothes drying areas on the roof of the building which are accessed via the internal staircase. Bin store shed and dry cycle store



There are also communal gardens tended under the maintenance agreement



PARKING

One allocated parking space and further visitor parking

DIRECTIONS

From central Caversham proceed north up Prospect Street and at the traffic lights fork left onto the Peppard Road. Turn right into Derby Road and then turn right into Field View

TENURE

Leasehold

Original Lease - 125 years

Lease remaining - 111 years

Maintenance - Approx. £1,630.16 per annum

Ground Rent - £100 per annum

APPROXIMATE MONTHLY RENTAL VALUE

£1,150

COUNCIL TAX

Band B

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/6700-1527-0522-0292-3673>

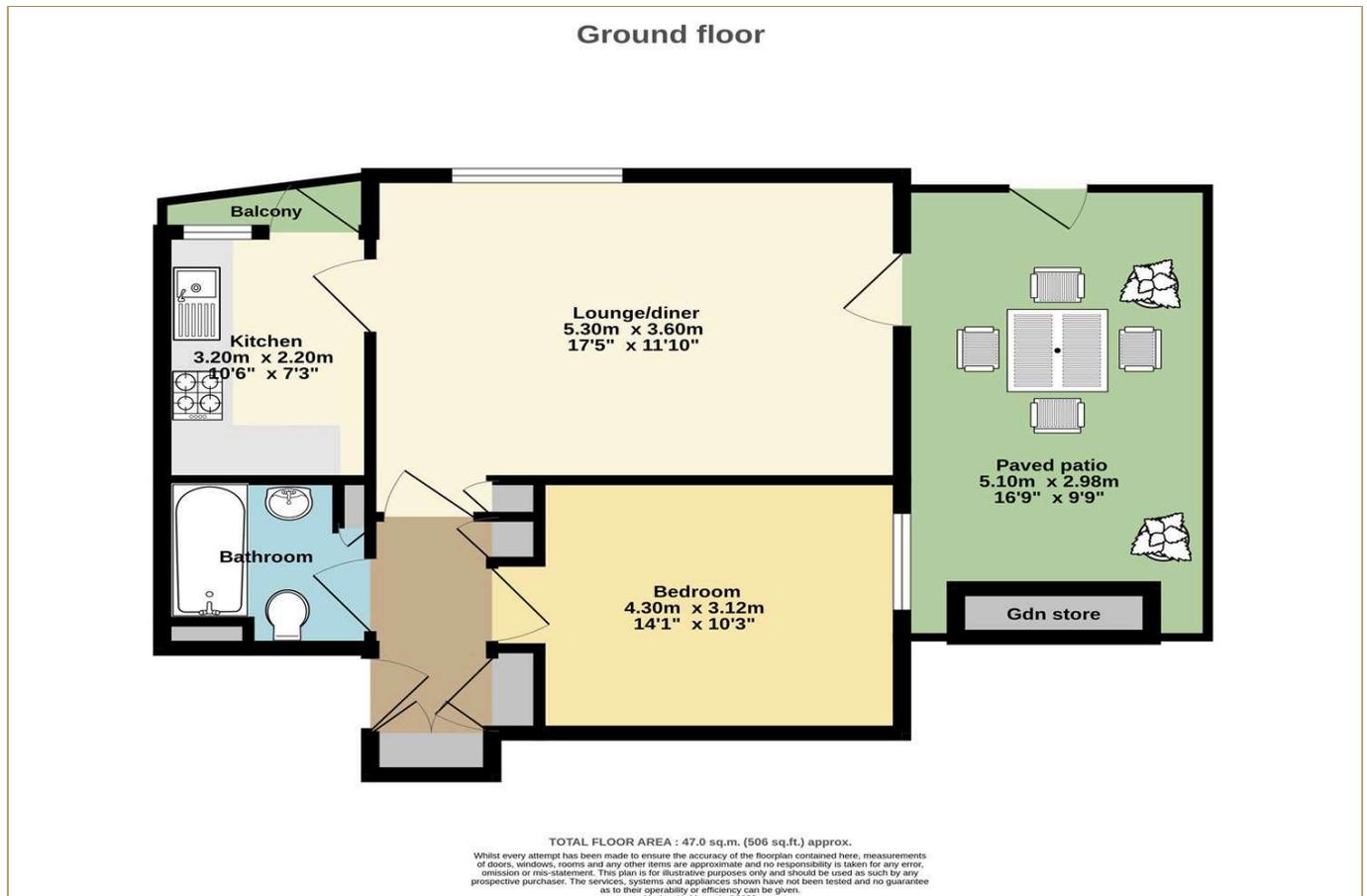
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ENERGY PERFORMANCE CERTIFICATE

FLOORPLAN

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



LOCATION

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

