



**Patrick Road
Caversham, Reading, RG4 8ET**

£350,000

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.

Patrick Road, Reading, RG4 8ET

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

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.

Bedroom two

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



Good size, carpeted bedroom, with window to front

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

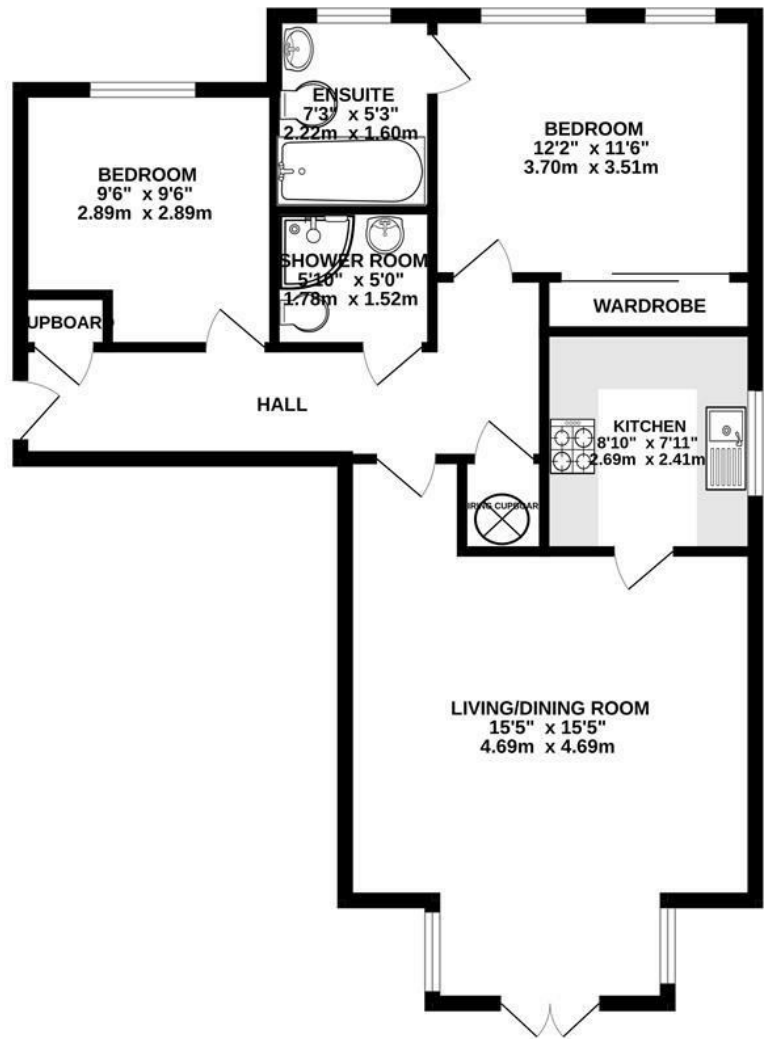
Electricity. Mains

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

