



Henley Road, Caversham, Reading, RG4 6DS

£400,000

Walmisley

## Henley Road, Caversham, Reading, RG4 6DS

A truly stunning, two bedroom ground floor period conversion apartment bursting with charm and character. The spacious accommodation comprises; entrance hall, bay-fronted sitting room with strip wood floor, fire place and ceiling rose, 17ft kitchen/dining room with exposed brick and sash windows, two double bedrooms with four-piece en-suite to master with roll top bath, separate shower room, study area and storage/utility space. Externally the property boasts parking and garden. Further benefits include gas central heating and no onward chain.

Ideally located, this home is within walking distance of a local primary school and close to Caversham centre, which offers a variety of shops, cafes, restaurants, and supermarkets. Reading town centre and the mainline railway station are also within walking distance, offering fast and frequent services to London Paddington in just 25 minutes, along with access to the Elizabeth Line.

Share of freehold (99 years from 2000); 63 years remaining

Ground rent - Peppercorn

Service charge - £75 per month

EPC - D

Tax band - A

## Tenure - Leasehold - Share of Freehold





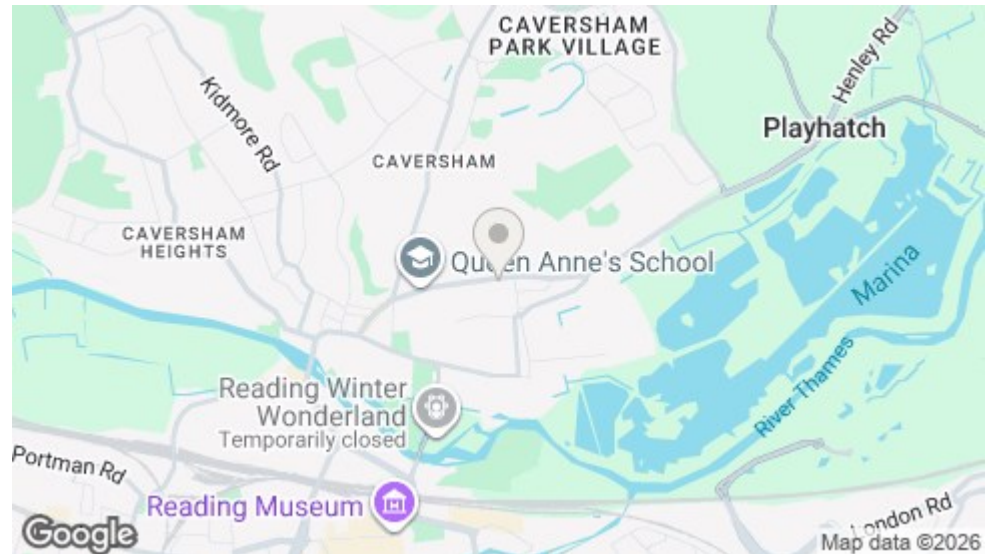
- Ground floor
- Period features
- Share of Freehold
- En-suite to master
- Walking distance to Reading and Caversham centres
- 17ft kitchen/dining room
- Two double bedrooms
- Parking



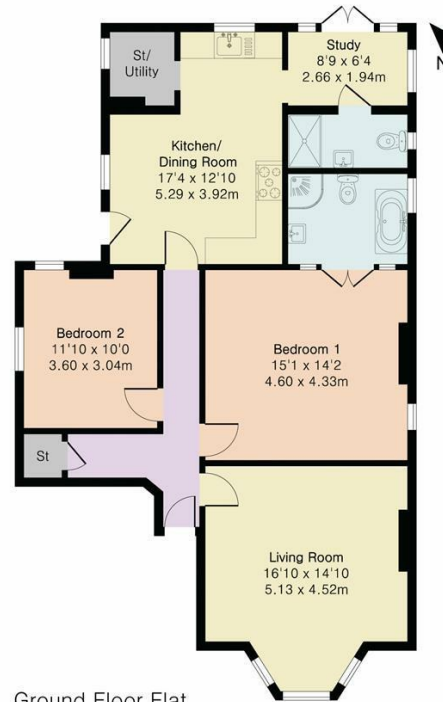
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Approximate Gross Internal Area 1059 sq ft - 98 sq m



Ground Floor Flat



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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