



Crendon Court, Caversham, Reading, RG4 8BE

£269,500

Walmsley

## Crendon Court, Caversham, Reading, RG4 8BE

A highly sought after riverside apartment benefitting from a beautiful garden space, backing directly onto Christchurch Meadows. The accommodation comprises entrance hall, living room with bifold doors leading to the garden, well appointed kitchen, double bedroom and bathroom. Further benefits of this property include residents parking and a garage.

Conveniently located just a short walk from a range of local amenities, including the public library, doctors' surgery, dental practice, Thameside Primary School, and an excellent selection of small restaurants, pubs, local shops, and a Waitrose supermarket. Frequent bus services provide easy access to Reading and surrounding areas.

Nearby Christchurch Meadows and the Thames Towpath offer extensive opportunities for walking, cycling, and a variety of outdoor activities. The property also benefits from easy access to Reading mainline station, with journey times to London Paddington of approximately 25 minutes. Connectivity has been further enhanced by the arrival of Crossrail & the Elizabeth Line offering direct routes into central London.

Council Tax B

EPC C

Lease length 977 years

GR Nil

SC £1,200pa

## Tenure - Leasehold - Share of Freehold





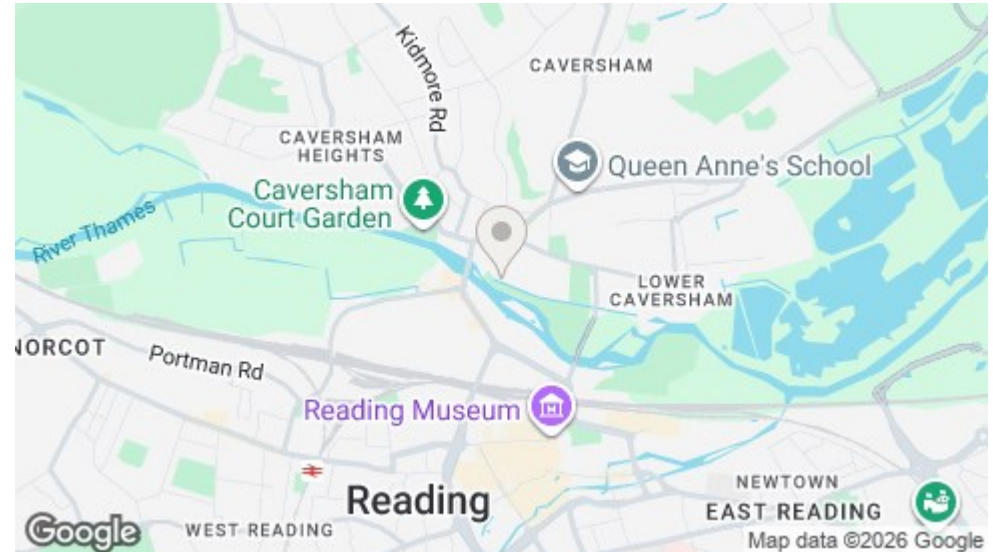
- Riverside location
- Beautifully appointed
- Garage and parking
- Close to amenities
- EPC C
- Council Tax B
- Ground floor
- Bi-fold doors



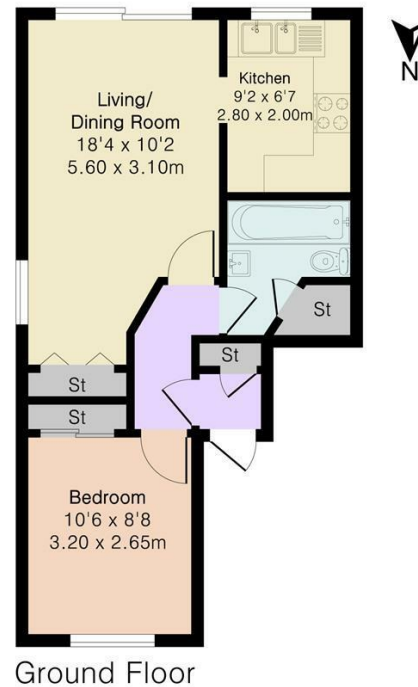
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Approximate Gross Internal Area 445 sq ft - 41 sq m



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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