

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BLOSSOM ROAD, CAVERSHAM HEIGHTS READING, RG4 7AZ

£195,000

A spacious two bedroom first floor apartment with a small outside balcony, conveniently positioned off St. Peter's Hill in Caversham Heights with easy access to Caversham centre and Reading railway station. Fitted kitchen/breakfast room, living/dining room, redecorated throughout with new carpets.

Gas radiator central heating, parking, no chain

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

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SITUATION

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

COMMUNAL ENTRANCE HALL

Telephone entry system, staircase to first floor

ENTRANCE

Personal front door to

SPACIOUS RECEPTION HALL

With radiator, airing cupboard

LIVING ROOM/DINING ROOM

11'7 (3.53m) x 18'4 (5.59m)

Dual aspect, with rear double glazed window and front double glazed door to outside balcony with wrought iron rail enclosure, radiator

**KITCHEN/BREAKFAST ROOM**

7'8 (2.34m) x 12'8 (3.86m)

Fitted comprising comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces, contrasting tiled surrounds, inset four ring gas hob with extractor hood above and split level double oven below, appliance space for washing machine and fridge/freezer. Wall mounted gas boiler, front aspect double glazed window, radiator



BEDROOM ONE

12'2 (3.71m) x 9'11 (3.02m)

Front aspect double glazed window, radiator



BEDROOM TWO

6'8 (2.03m) x 11'4 (3.45m)

Rear aspect double glazed window, radiator



BATHROOM

Comprising panelled bath, wash hand basin, W.C., tiled surrounds, radiator and extractor fan



PLEASE NOTE

There is also a useful lockable storage cupboard on the top floor

COMMUNAL GARDENS

Tended under the maintenance agreement

PARKING

Allocated parking space H and visitors parking



DIRECTIONS

Proceed south along Prospect Street, at the mini roundabout turn right onto Church Street, turn right at the main set of traffic lights into Church Road, continue up St. Peters Hill turning right into Blossom Road

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 102 years

Ground rent - Peppercorn rent

Service charge - £823 per annum

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

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/4235-6021-4500-0205-5226>

FLOOR PLAN

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

