

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MEADOW WAY, CAVERSHAM READING, RG4 5LY

£210,000

A modern top floor one bedroom apartment with easy access to both Caversham centre & Reading town centre. The property benefits from high ceilings, a large wrap-around balcony and kitchen with appliances, stunning views & 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

With staircase to top floor, personal front door through to

ENTRANCE HALL

Doors to all rooms, built-in airing cupboard

LIVING ROOM

12'7 (3.84m) x 12'7 (3.84m)

Doors to wrap-around balcony, opening to

**KITCHEN**

8'7 (2.62m) x 7'5 (2.26m)

Range of wall and base level units with integrated appliances including electric oven and hob, washer/dryer and fridge/freezer

**DOUBLE BEDROOM**

11'11 (3.63m) x 9'11 (3.02m)

Window with stunning views



BATHROOM

Comprising bath with shower over, low level W.C., wash hand basin



PARKING

Residents parking

DIRECTIONS

Leave central Caversham via Gosbrook Road, proceed to the end turning left into Star Road, first right into Amersham Road, turn 4th right (2nd entrance) into Meadow Way where the property will be found round the corner on the right hand side

TENURE

Leasehold

Original lease - 999 years

Lease remaining - 979 years

Ground rent - £208.00 per annum

Service charge - £2,000.00 per annum

APPROXIMATE MONTHLY RENTAL

£1,150

COUNCIL TAX

Band B

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

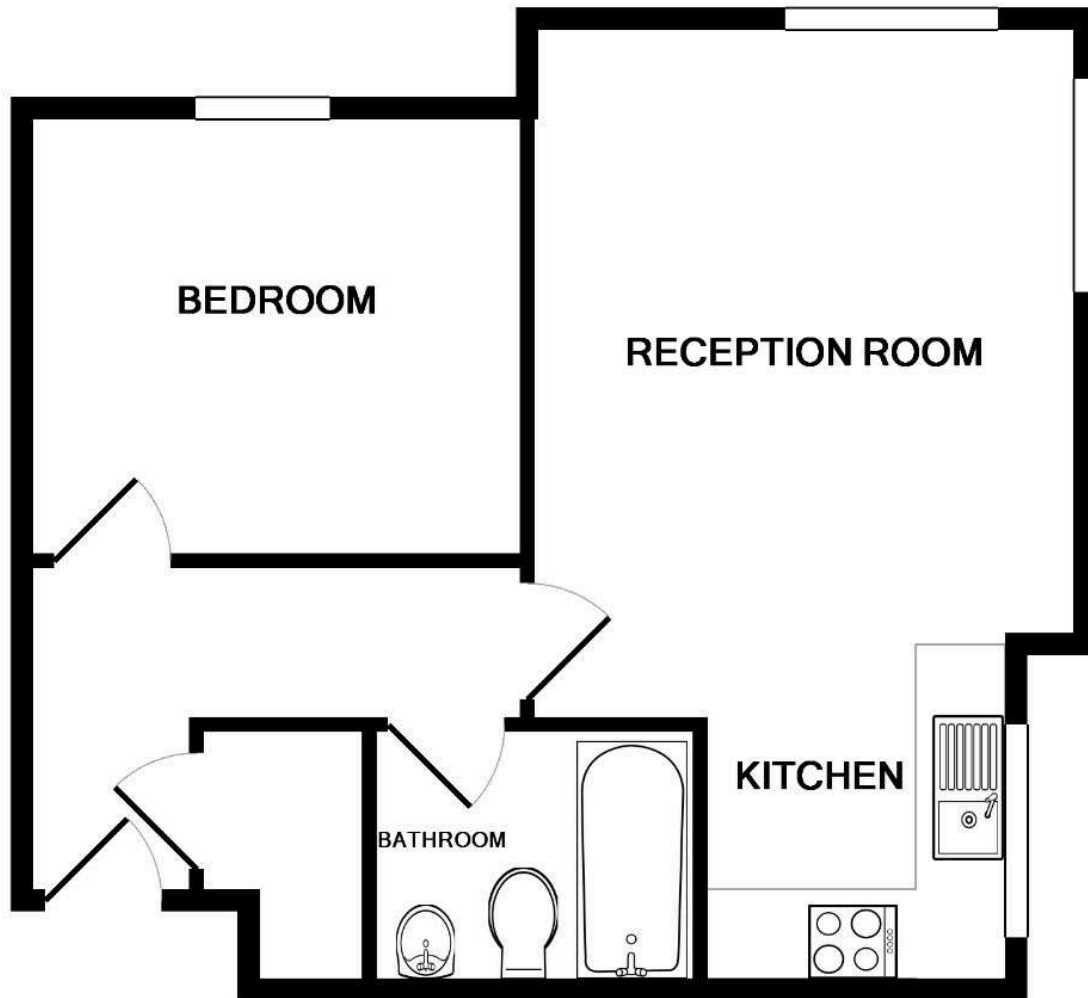
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

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/0927-0031-9208-6209-0204>

FLOORPLAN

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOCATION

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

