

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ABBOTSMEAD PLACE, CAVERSHAM READING, RG4 8BB**

**£300,000**

Stylish top-floor two-bedroom apartment in the heart of Caversham, featuring a Juliet balcony, separate dining area, and excellent transport links just 15 minutes from Reading Station. Approximate rental value of £1,550 pcm.

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## SITUATION

This property is a short walk from local amenities including the public library, doctors' surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

## ENTRANCE HALL

Open entrance hall with two storage cupboards



## LIVING/DINING ROOM

Stunning light and open living room with east facing Juliet balcony



## KITCHEN

Separate kitchen with window, with oven and hob, with space for dishwasher



## **BEDROOM ONE**

Beautifully decorated master bedroom with large built in wardrobes



## **BEDROOM TWO**

12ft double bedroom with built in wardrobes



## **BATHROOM**

Family bathroom with window, with shower over bath.



## **COMMUNAL GROUNDS**

The property occupies well maintained communal grounds tended under the maintenance agreement



## **PARKING**

One allocated parking space, ample visitors parking

**TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 96 years

Ground rent - £100 per annum

Service charge - £2,172.96 per annum

**SCHOOL CATCHMENT**

Thameside Primary School

Highdown School and Sixth Form Centre

**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 C

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/3202-9221-1010-3972-0296>

**FLOOR PLAN**

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

