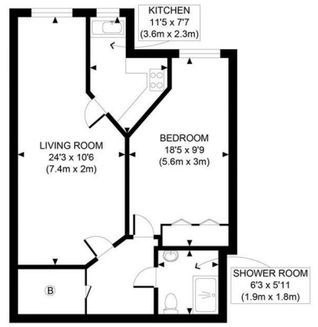
Excellent

Trustpilot

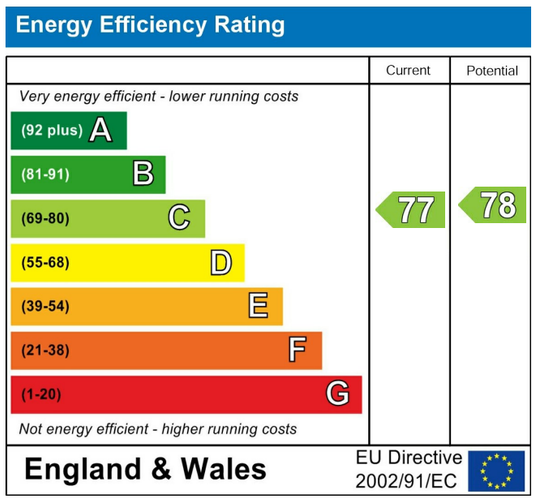
McCarthy & Stone
Resales.



GROSS INTERNAL
FLOOR AREA 554 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 554 SQ FT / 51 SQM	Crayshaw
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 03/02/25
	photoplan





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







49 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 49 Crayshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £199,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A well presented one bedroom apartment
- Fitted kitchen with integrated appliances
- Lift to all floors
- Communal lounge opening onto a decked sun terrace
- Laundry Room
- Mobility scooter store with charging points
- Guest suite for family or friends
- Landscaped gardens
- 24 hour emergency call system
- Convenient for local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Crayshaw Court, Reading

1 | 1 | Asking price £199,950

Crayshaw Court
Crayshaw Court was purpose built by McCarthy & Stone for retirement living. The development consists of 54 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Apartment Summary
A well-presented one-bedroom second-floor apartment with lift access, situated within Crayshaw Court, a popular McCarthy Stone retirement living development in the heart of Caversham. The apartment offers a spacious living area, a fully fitted kitchen with integrated appliances, a comfortable double bedroom and a modern shower room. Designed for independent retirement living, the property provides a comfortable and secure environment with the added benefit of excellent communal facilities. Residents at Crayshaw Court can enjoy beautifully maintained communal gardens, a welcoming communal lounge, where regular social events take place, and the reassurance of an on-site House Manager. Located in Caversham, the development is conveniently positioned for local amenities and the wider attractions of Reading, making it an ideal choice for those looking to enjoy a sociable and low-maintenance retirement lifestyle.

ENTITLEMENTS ADVICE AND PART EXCHANGE AVAILABLE

Local Area
It is situated in central Caversham, close to shops including Waitrose, Iceland, hair salons, cafes, small restaurants and local amenities including pharmacies, care providers, banks and a major NHS GP practice with health center.

Caversham occupies the North bank of the River Thames. The riverside promenade is a short walk away and leads to a footbridge to the train station and Reading town center.

There are frequent trains to London Paddington, Waterloo, Oxford, Gatwick and GWR, Cross Country and forthcoming Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.

Social Lifestyle
The Communal Lounge is at the heart of the community at Crayshaw Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Crayshaw Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Additional Information & Services
• Fibre Broadband available
• Electric room heating
• Mains drainage
• Mains water & Electricty

Service Charge (Breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,300.06 per annum (for financial year ending 31/03/27)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold
Lease length: 125 years from June 2012
Ground rent: £425 per annum
Ground rent review date: June 2027

Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to .

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.













