



Upper Warren Avenue, Caversham, Reading, RG4 7EF

£525,000

**Walmsley**

## Upper Warren Avenue, Caversham, Reading, RG4 7EF

A fantastic opportunity to acquire this large two bedroom ground floor garden apartment, situated on one of Caversham's most popular tree lined roads. The accommodation comprises; grand communal entrance hall, spacious sitting room with French doors opening on to private terrace, two large double bedrooms - one with en suite, the other with French doors to the private terrace; modern fitted kitchen and family bathroom. Further benefits include single garage, good parking facilities and superb landscaped gardens with elevated views over the River Thames. The property also boasts access to a riverside leisure plot.

Caversham is a popular place to live, with a range of restaurants, bars, supermarkets, boutique shops and a local library, all within easy reach. Caversham and Reading town centres are both within walking distance, as is the River Thames, which provides opportunities for rowing, canoeing, riverside walks and cycle routes. Reading station offers direct services to London (Paddington approx. 25 minutes).

Ground rent £0 p/a  
Service charge £3393.96 p/a  
956 years remaining on the lease - 999 years from 29 September 1983; 953 years left

## Tenure - Freehold





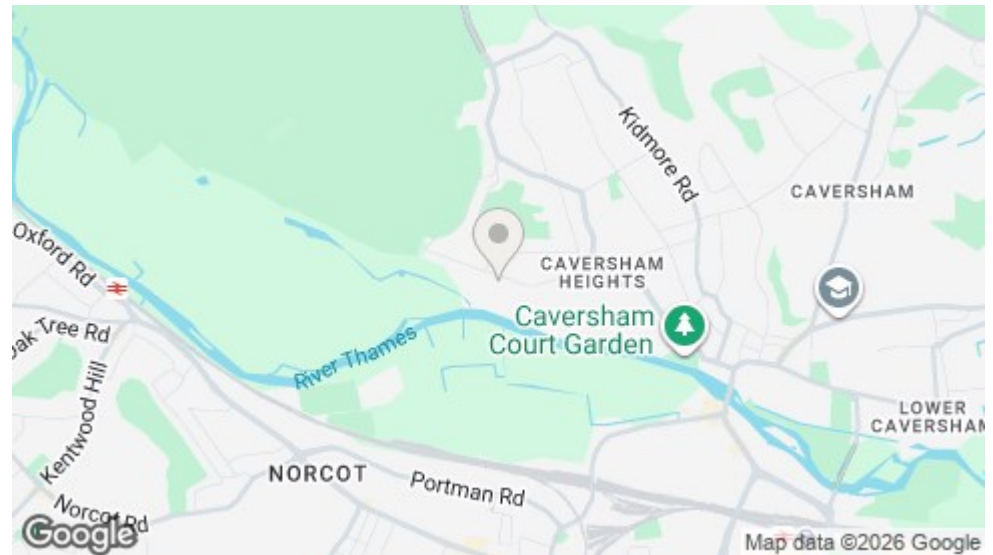
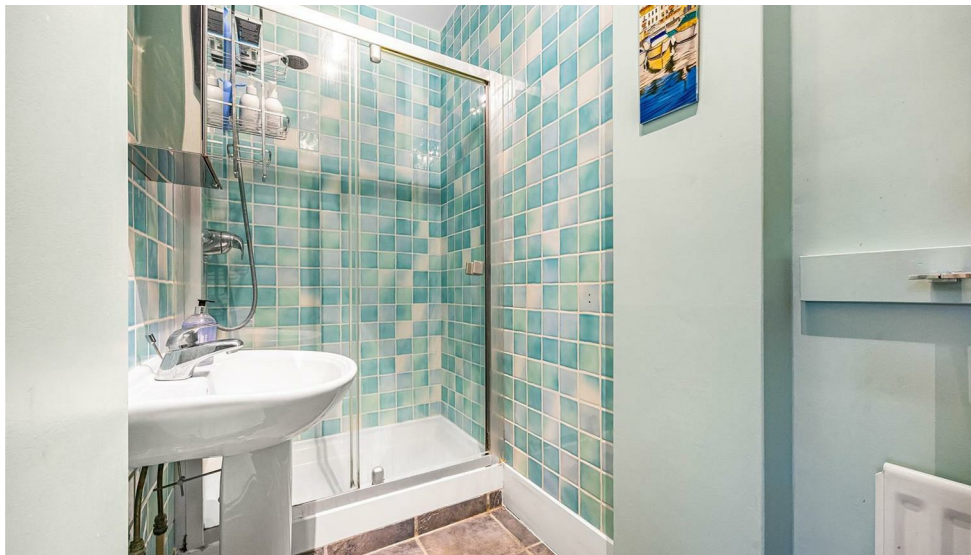
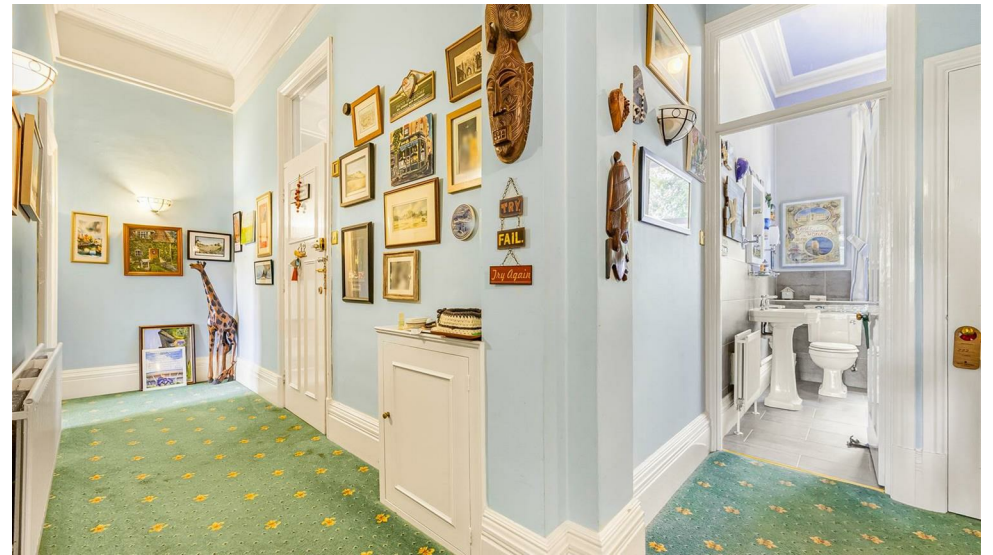
- Period manor house conversion
- Private patio and garden overlooking communal Gardens
- En-suite to master
- Refitted Kitchen
- Gas radiator central heating
- Garage
- Access to riverside leisure plot
- No chain

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**Approximate Gross Internal Area 1206 sq ft - 112 sq m  
(Including Garage)**

Ground Floor Area 1055 sq ft – 98 sq m  
Garage Area 151 sq ft – 14 sq m



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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