

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BEECHWOOD GROVE, ALBERT ROAD CAVERSHAM HEIGHTS, RG4 7AN

£350,000

One of the larger corner first floor apartments with balcony, set in this prestigious retirement complex just half a mile north of Caversham centre, providing spacious accommodation with two bedrooms, dual aspect living/dining room, fitted kitchen, complemented by various facilities within the complex with no chain

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COMPLEX FACILITIES

Beechwood Grove has taken retirement to a new level with on-site facilities including a house bistro restaurant, hairdressing salon, elegant residents lounge, activity room and therapy room, mobility scooter store with charging points, two residents lifts and guest suite for friends and relatives who can stay overnight. There is a concierge reception area and onsite care services with Tunstall emergency system with intercom, pull cord and wrist bracelet call system



COMMUNAL RECEPTION WITH CONCIERGE

Lift and staircase to first floor

ENTRANCE

Personal front door to

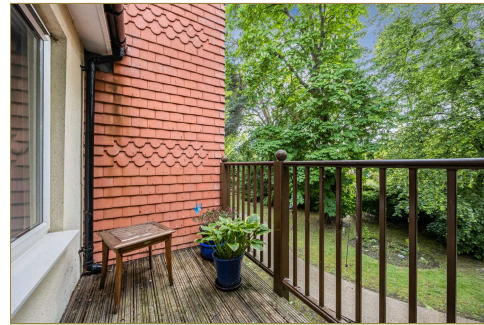
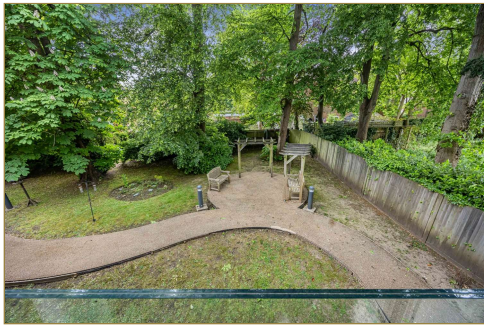
SPACIOUS L SHAPED RECEPTION HALL

With large walk in double storage cupboard with sliding doors, Tunstall assistance alarm system

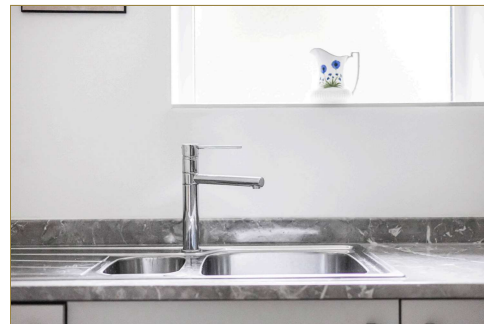
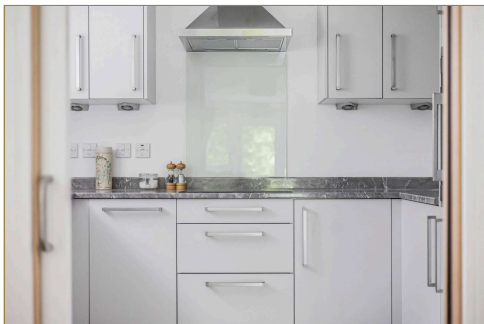


LIVING/DINING ROOM

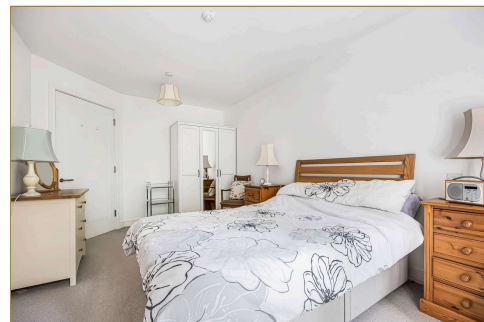
Dual aspect with double glazed windows and double glazed door to personal balcony overlooking the rear communal gardens

**FITTED KITCHEN**

Well fitted comprising one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and surrounds, with inset 4 ring electric hob with extractor hood above and integrated oven, further integrated fridge/freezer, washing machine and dishwasher, concealed lighting, side aspect obscure double glazed window

**BEDROOM ONE**

With rear aspect double glazed window



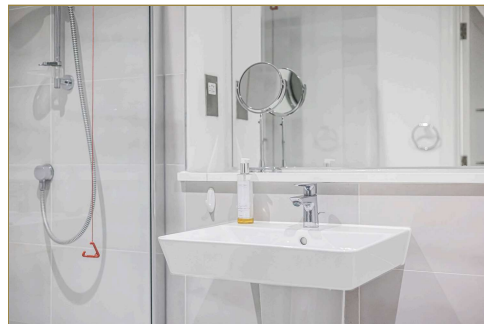
BEDROOM TWO

With front aspect double glazed window



SHOWER ROOM

Spacious suite with walk in double shower, wash hand basin, W.C., with tiled walls and floor, stainless steel heated towel rail



NOTE

This property has electric underfloor heating throughout

COMMUNAL GROUNDS

Beechwood Grove is set in well maintained communal grounds. The communal gardens extend to the side and rear of the development where there is an all weather bowling green and communal activities area, vegetable patch, greenhouse and seating areas. It also has resident and visitor parking





COMMUNAL PARKING AREA

There are two parking areas accessed from Albert Road and to the rear of Dovedale Close including disabled parking



DIRECTIONS

From central Caversham proceed south along Prospect Street, turn right into Church Street. At traffic lights turn right into Church Road and right into St Anne's Road. Bear left at the top into Priest Hill, bear left into The Mount and follow this road round into Albert Road where Beechwood Grove will be found on the left hand side

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 117 years

Maintenance charge - £919.95 per month

Ground rent - £1 peppercorn annum

COUNCIL TAX

Band D

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

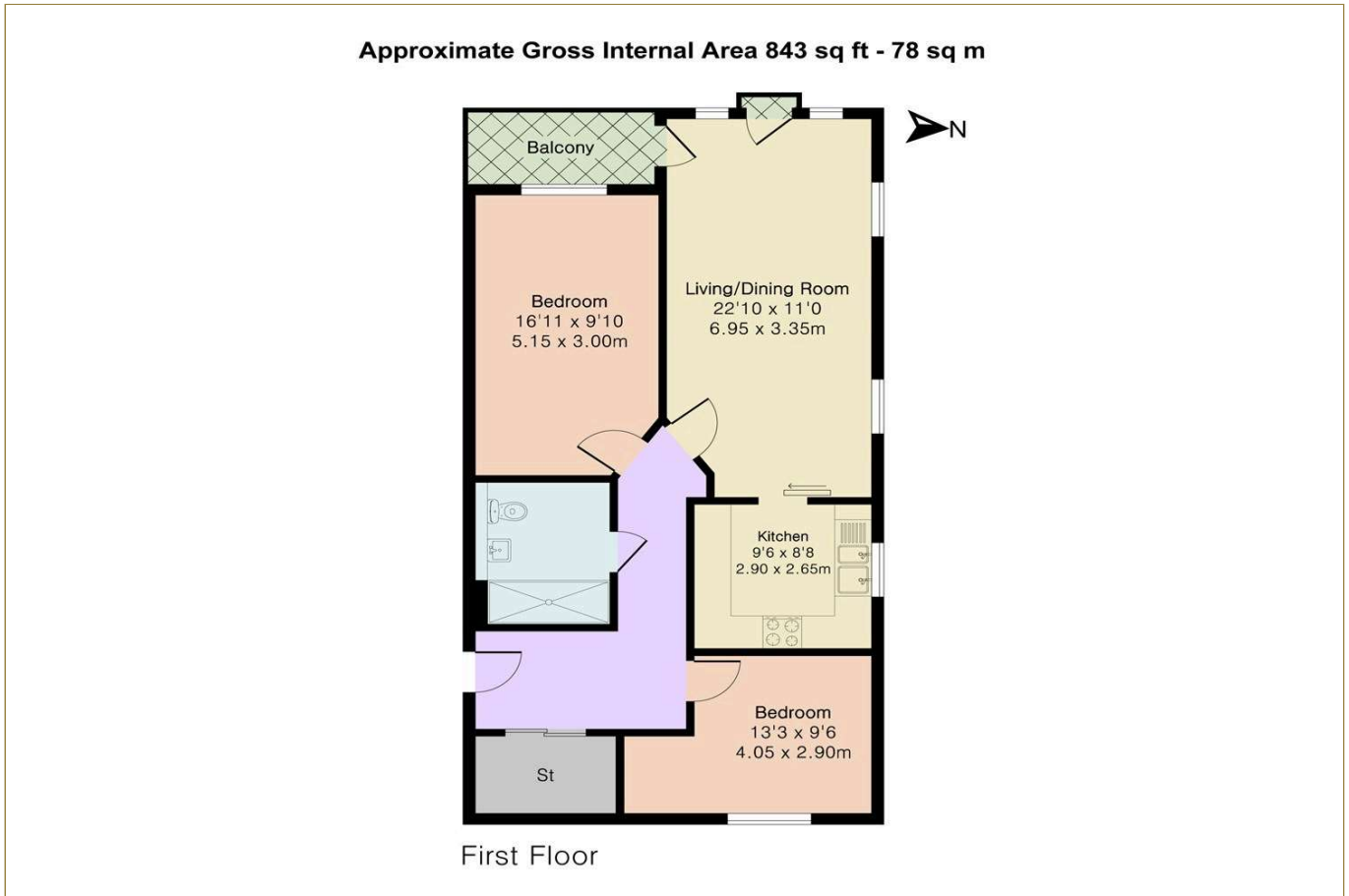
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/8695-2096-9239-8627-7283>

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

