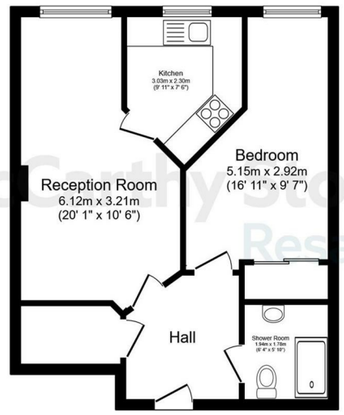
Excellent

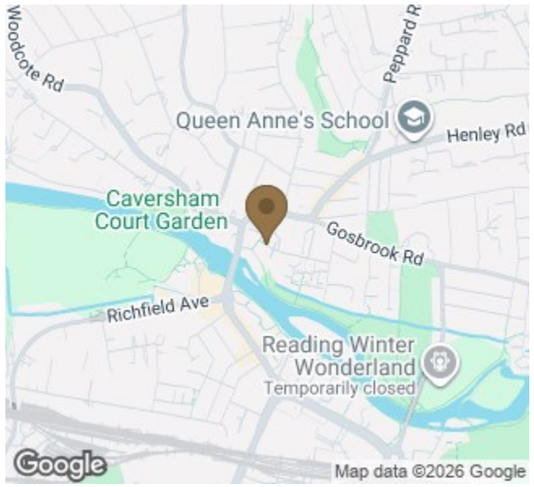
Trustpilot

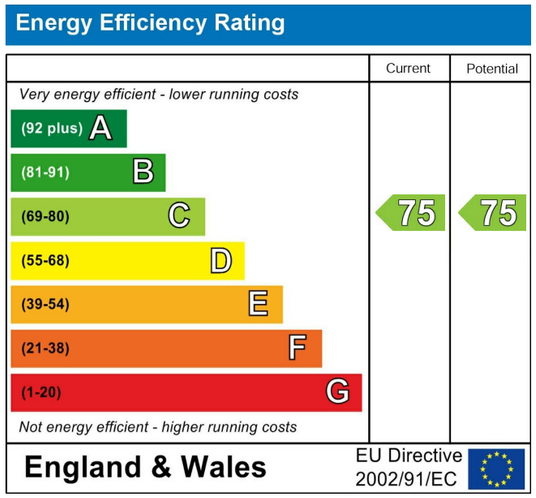
McCarthy & Stone
Resales.



Total floor area 47.6 sq.m. (512 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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







40 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 40 Crayshaw Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

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

Why you'll love living here:

- Bright and spacious apartment
- New carpets in living room and hallway
- One Double Bedroom
- Beautiful Communal Gardens
- Guest Suite for family and friends
- On site house manager
- Riverside Walks
- Close proximity to local amenities and shops
- Part Exchange available
- Free Entitlements Advice

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Crayshaw Court, Reading

1 | 1 | Asking price £190,000

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.

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 provider 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 Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.

Apartment Summary

Enjoy comfortable and independent retirement living in this well-presented one-bedroom apartment at Crayshaw Court, Caversham. The property offers a welcoming and practical layout, with a bright living room featuring a full-height window that allows plenty of natural light to flood the space. There is ample room for both comfortable seating and a dining area, making it an ideal space to relax, entertain family and friends, or simply enjoy the view. The fitted kitchen is well equipped with integrated appliances, providing everything needed for convenient day-to-day living. The spacious double bedroom offers a comfortable and peaceful retreat, while the modern shower room provides practical and easily maintained accommodation.
Crayshaw Court also offers a wonderful sense of community. Residents can make use of the welcoming homeowners' lounge, where a range of social events and activities take place, providing opportunities to meet neighbours and enjoy an active social life. The beautifully landscaped communal garden provides a pleasant outdoor space to relax and enjoy the surroundings. The development is ideally situated in Caversham, close to local amenities and transport links, making it easy to enjoy the area's shops, cafés and other facilities while still benefiting from the peace and convenience of a dedicated retirement development. This apartment is an excellent opportunity for anyone looking to downsize and enjoy a more manageable home, while retaining their independence and becoming part of a friendly and sociable community.

PART EXCHANGE & ENTITLEMENTS ADVICE AVAILABLE

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

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, 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.

Lease infomation

Lease: 125 Years from 1st June 2012
Ground rent: £425 per annum
Ground rent review: 1st June 2027

Service charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Underfloor heating in the apartment
- 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

Annual Service charge: £3,300.06 for financial year ending 31/03/27.

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.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

For more information speak with our Property Consultant today.













