

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**CHARLES EVANS WAY, CAVERSHAM
READING, RG4 5DE**

£210,000

Ideal for a first time buyer or investor stands this newly refurbished one bedroom first floor maisonette. The property has a newly fitted kitchen, including new boiler and heating system, new bathroom, and new flooring throughout

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

ENTRANCE

Front door to

ENTRANCE LOBBY

With storage alcove and staircase to first floor

LANDING

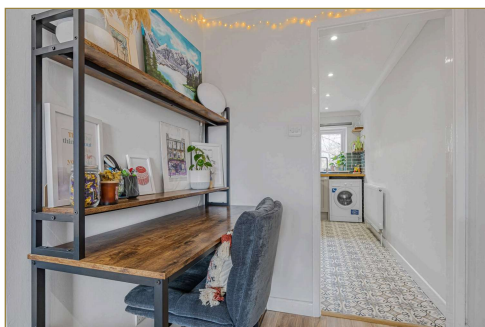
With radiator, side aspect double glazed window, access to boarded loft space via newly installed loft ladder



Door to

LIVING/DINING ROOM

With twin front aspect double glazed windows, overstairs storage cupboard housing gas boiler, wood flooring, spotlights, radiator





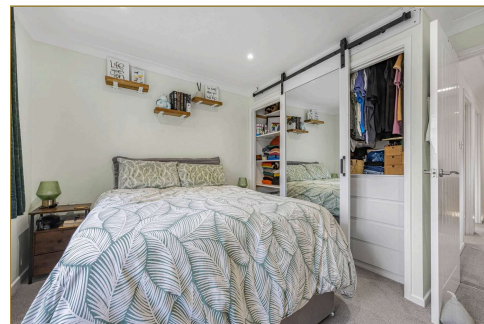
KITCHEN

With rear aspect double glazed window, kitchen comprising single drainer non scratch sink unit with boiling water tap and cupboard under, further base and eye level units and drawers with oak work surfaces and tiled surrounds, electric cooker with extractor hood above, slimline dishwasher, plumbing for washing machine and further appliance space for American style fridge/freezer, radiator, tiled floor



DOUBLE BEDROOM

With rear aspect double glazed window, radiator, built in storage cupboard with sliding mirrored door



BATHROOM

Three piece suite comprising panelled bath with overhead waterfall shower with second overhead shower head, glass deflector, wash hand basin with drawers below, W.C., tiled floor, radiator and extractor fan

**REAR GARDEN**

At the rear of the property there is a private gated garden with useful storage shed, which is accessed via communal path and backs onto woodland

**PARKING**

There is also an adjacent residents parking area

DIRECTIONS

From central Caversham proceed south along Prospect Street at mini roundabout turn left into Gosbrook Road, proceed to the very end and turn left into Star Road and right into Amersham Road, then turn left into Charles Evans Way, proceed towards the end where the property can be found on the right hand side

TENURE

Leasehold

Original lease - 99 years (from 27th October 2023)

Lease remaining - 96 years

Ground/Service Charge - £74.82 per month

APPROXIMATE MONTHLY RENTAL

£1,150.00

COUNCIL TAX

Band B

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

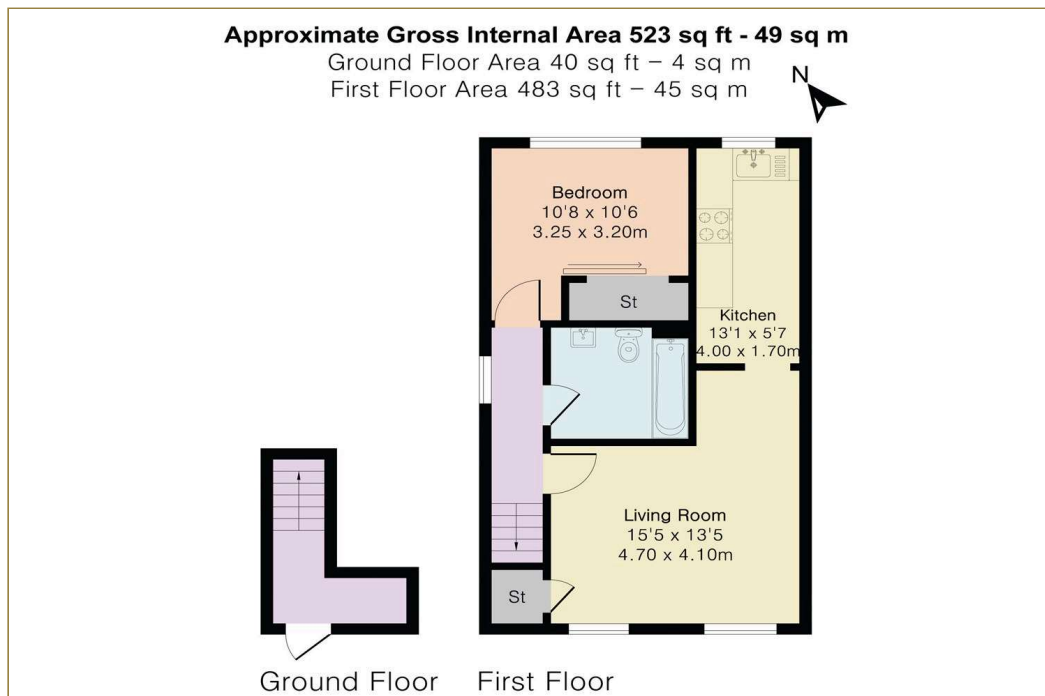
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9390-2324-7090-2720-3155>

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

