

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BEECHWOOD GROVE, ALBERT ROAD CAVERSHAM, RG4 7AN

£340,000

A bright and spacious two bedroom corner retirement apartment with dual aspect rooms. Positioned on the first floor with residents lifts and presented in excellent order in this prestigious complex within half a mile of Caversham centre. The development boasts beautifully maintained communal grounds, an on-site residents bistro, residents lounge and an activity room. No onward chain

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COMPLEX FACILITIES

Beechwood Grove has taken retirement to a new level with on-site features including in house bistro restaurant, hairdressing salon, elegant residents lounge, activity room & 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



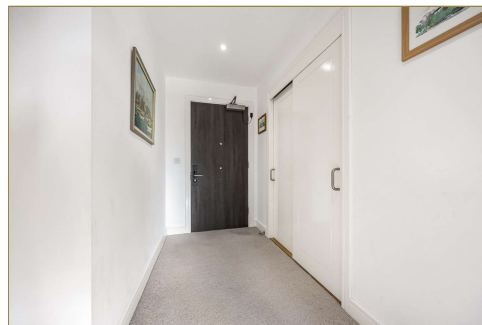
COMMUNAL RECEPTION

Communal concierge with security fob entry system to inner hallway and lifts, lift to first floor with personal front door



SPACIOUS RECEPTION HALL

Spacious entrance hall with large coat cupboard



LIVING/DINING ROOM

Spacious dual aspect room with internal shutters and side double glazed door and Juliette balcony, naturally segregated for living and dining areas

**KITCHEN**

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, with inset 4 ring electric hob with extractor hood above and integrated oven, fridge/freezer, washing machine and dishwasher

BEDROOM ONE

With rear aspect 16ft double bedroom with double glazed window

**BEDROOM TWO**

13ft double bedroom looking over communal garden and bowling green

**BATHROOM (SHOWER ROOM)**

Comprising fully tiled double width shower with glass deflector, wash hand basin, W.C., contrasting tiled floor and walls with heated towel rail and extractor



COMMUNAL GROUNDS

Beechwood Grove is set in well maintained communal grounds which 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



PARKING

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

LEASE DETAILS

Original lease - 125 years

Lease remaining - 115 years

Maintenance charge - £919.95 per month (includes gas, hot water and underfloor heating)

Ground rent - 1 peppercorn per 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

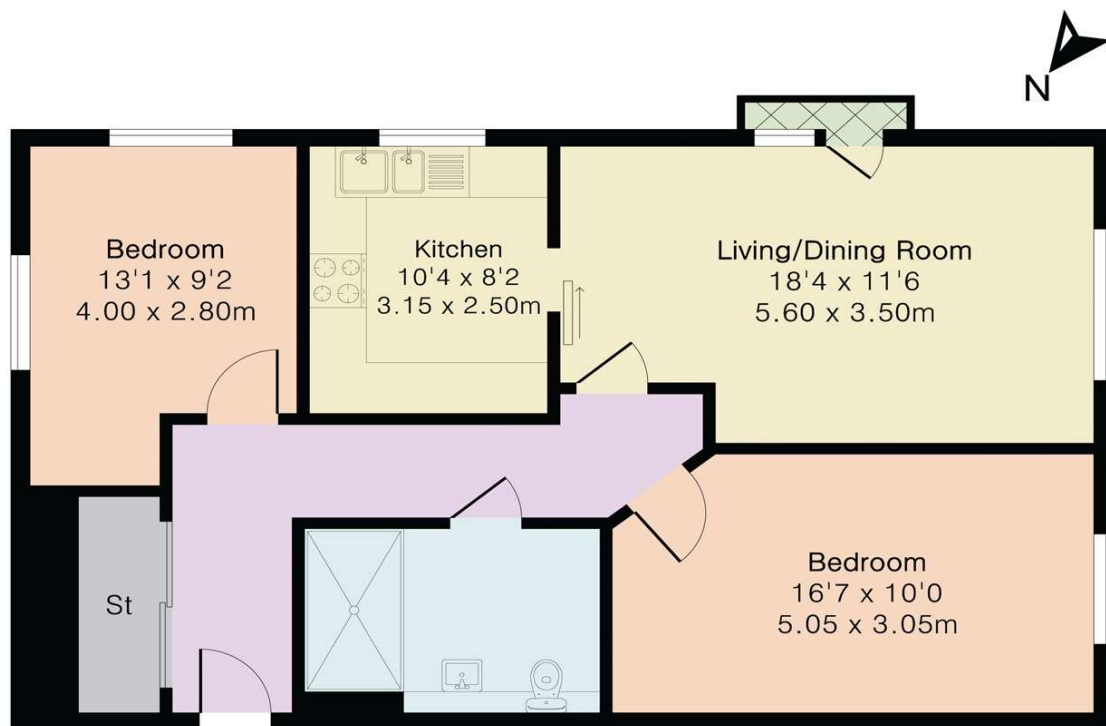
Energy Rating B

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/8691-5096-7239-2627-2283>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 802 sq ft - 75 sq m



First Floor

LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

