



Regency Heights, Caversham, Reading, RG4 7RH

£195,000

Walmsley

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Set within a peaceful and attractive development for the over 55s, this well-presented retirement cottage offers a blend of comfort and convenience, just moments from local amenities.

The accommodation includes hallway, cloakroom, kitchen, sitting/dining room with patio doors opening to a private patio, landing, two bedrooms, and a first-floor shower room. Additional benefits include radiator central heating, communal gardens, garage and parking. No onward chain.

<https://moverly.com/sale/373uoSrKkdSNyLzLRuibYz/view>

Tax Band - D

EPC - C

Lease years - 99 years with 62 years remaining

Ground Rent- £364.54

Service Charges - £277.66 Per Month

<https://moverly.com/sale/373uoSrKkdSNyLzLRuibYz/view>

## Tenure - Leasehold

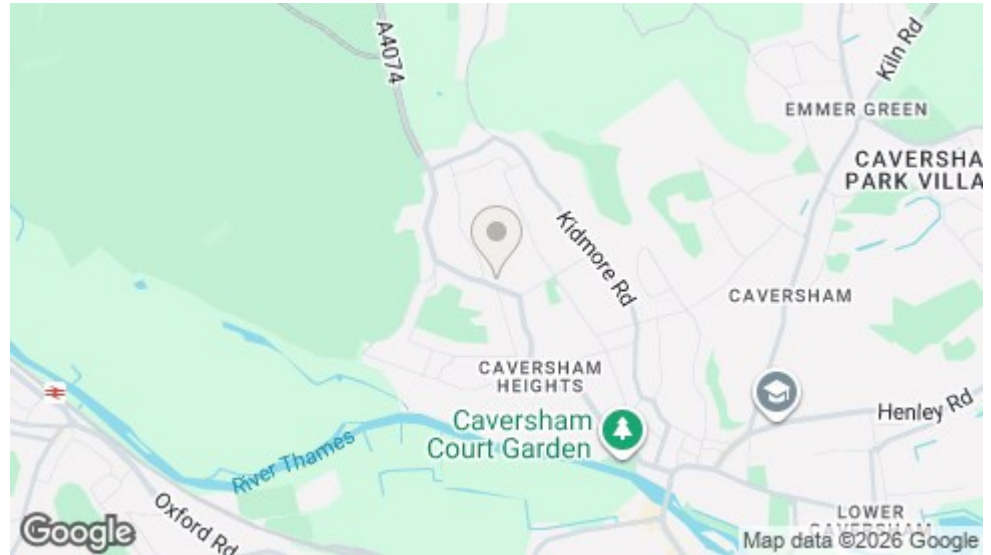




- Parking
- Retirement house
- No onward chain
- Garage
- Council Tax Band D
- EPC C







**Approximate Gross Internal Area 695 sq ft - 65 sq m**

Ground Floor Area 364 sq ft – 34 sq m

First Floor Area 331 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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