

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### CHURCH STREET, CAVERSHAM READING, RG4 8AX

**£180,000**

A newly appointed studio flat with its own individual front door, situated in this highly accessible position in central Caversham yet only a 15 minutes walk from Reading station. The property offers open plan kitchen and living room, bedroom area, bathroom. No onward chain.

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**SITUATION**

This property is a short walk from local amenities including the public library, doctors, surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

**LIVING/DINING/KITCHEN**

Measuring approx. 19ft in length with laminate flooring and radiator



Kitchen area - Granite worktops with inset sink, Bosch electric hob with concealed Bosch extractor hood and Bosch oven, range of cupboards and drawers, integrated dishwasher, integrated fridge freezer



Through to;

**BEDROOM AREA**

Side aspect, radiator, 10ft deep walk in cupboard/storage with boiler and plumbing for washing machine



Door to;

### **SHOWER ROOM**

Brand new suite with quality fittings comprising: walk in double width shower with overhead shower, w.c, fitted wash hand basin with drawer under, chrome towel radiator, large backlit mirror, tiled floor and walls



### **NOTE**

There is no parking available with this property

### **TENURE**

Leasehold

Original lease - 250 years

Lease remaining - 250 years

Ground rent - None

Service charge - £682.91 per annum

### **APPROXIMATE MONTHLY RENTAL VALUE**

£1,100

### **COUNCIL TAX**

To be confirmed

### **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

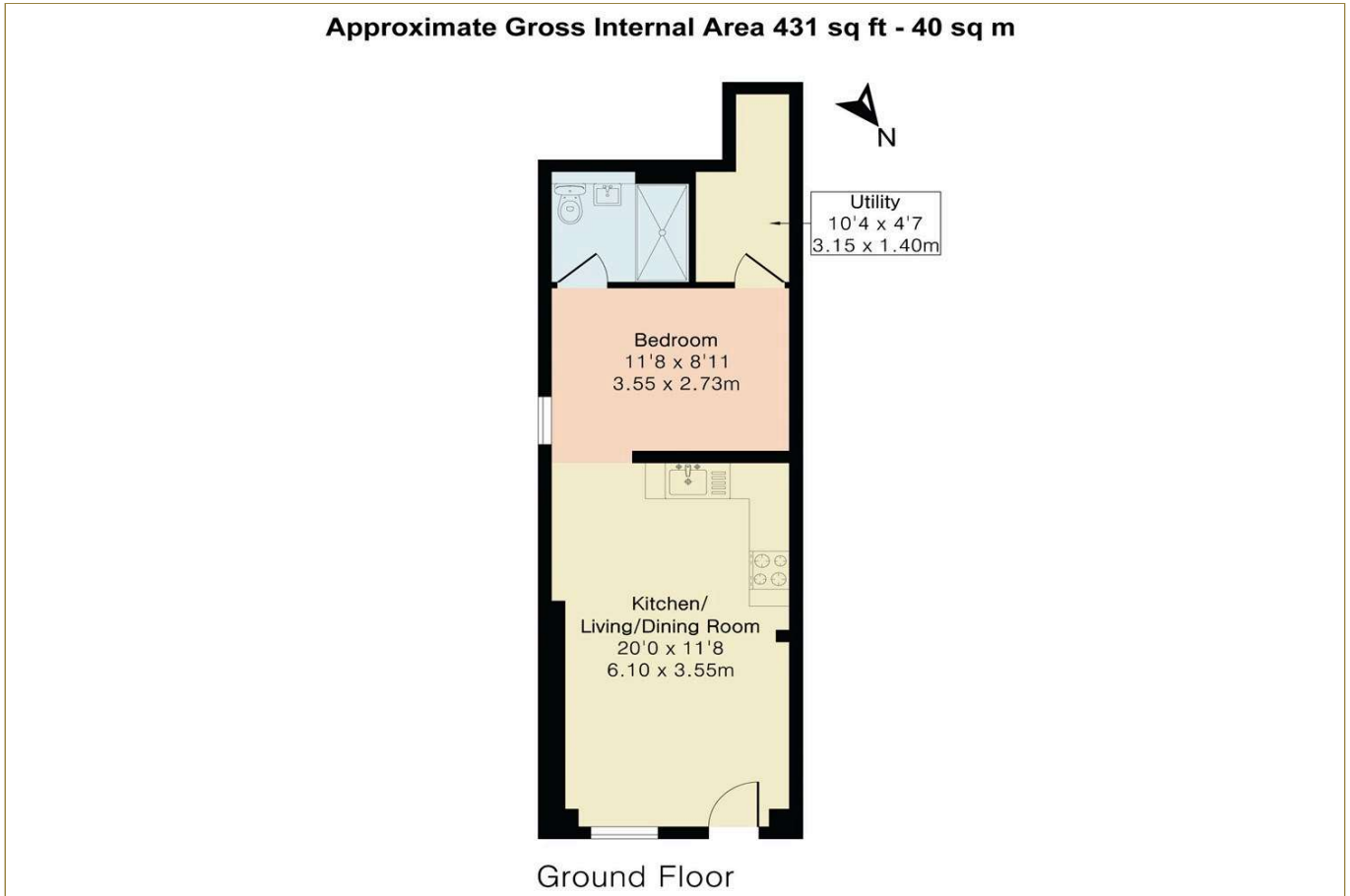
### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/0098-0231-0805-9101-0504>

### 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

