

Abbotsmead Place, Caversham, Reading, RG4 8BB

£347,900



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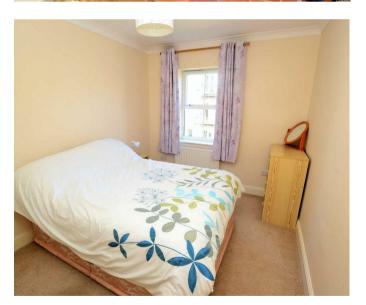
A spacious and well planned first floor apartment (for the over 55's) constructed by Berkeley Homes situated in a highly desirable location, next to Caversham centre. The property includes a lift and enjoys attractive aspects across the landscaped, well tended communal garden. The accommodation comprises - entrance hall with two large storage cupboards, light, south facing, bay- fronted sitting room (with Juliet balcony overlooking the garden) plus a separate dining area, fitted kitchen, two bedrooms with en-suite bathroom to master bedroom and a separate family bathroom. In addition there is a resident's communal area located on the ground floor (which incorporates a living room, conservatory, kitchen and WC), that is used for meetings and social gatherings. Abbotsmead is situated in the centre of Caversham close to Waitrose and Caversham shopping precinct and within easy reach of Reading mainline station and bus services. Share of freehold. 885 sq. ft.

Lease dates from 1st January 1997 for 125 years Service charge is £1800 Ground Rent £100 rising to £250 over the next 100 years EPC C Council Tax Band D

## Tenure - Leasehold - Share of Freehold















- Spacious Apartment
- Two Bedrooms
- En Suite to Master
- First Floor Apartment
- Lift
- Excellent Location
- Close to Caversham Centre
- EPC to Follow













## Abbotsmead Place

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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.









