



Abbotsmead Place, Caversham, Reading, RG4 8BB

£345,000

Walmsley



## Abbotsmead Place, Caversham, Reading, RG4 8BB

A modern, spacious, 2 bedroom top floor apartment, with the benefit of a lift, conveniently located in the centre of Caversham with communal gardens. The accommodation comprises - spacious hallway with storage cupboard, bay sitting room with separate dining area, Juliet balcony, modern fitted kitchen, two double bedrooms with refitted ensuite shower room to master bedroom and a separate main bathroom.

Abbotsmead is situated right next to the centre of Caversham close to many amenities, including Caversham shopping precinct, supermarkets, restaurants and bus services. Reading mainline train station and town centre plus the River Thames are also within close proximity. Built by Berkeley Homes for the over 50's, viewing advised. EPC Rating C. Council tax band D. NO ONWARD CHAIN.

- \* Lease length of 125 year dating from 1st January 1997
- \* Ground rent £100 rising to £250 over the remaining 100 years
- \* Annual service charge £3456.77
- \* EPC C
- \* Council Tax D

## Tenure - Leasehold







- Two Double Bedrooms
- Close to Caversham Centre
- Refitted Bathroom
- 100 Years Remaining on Lease
- Ground Rent - £100 Per year
- Service Charge - £3456.77 Per Year
- EPC Rating - C
- Council Tax Band - D



Approximate Gross Internal Area 795 sq ft – 74 sq m



Third Floor Flat



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA  
Email: [enquiries@walmsley.co.uk](mailto:enquiries@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

