



Auburn Court, Caversham, Reading, RG4 7AJ

£405,000

Walmsley

# Auburn Court, Caversham, Reading, RG4 7AJ

## Council Tax Band: B

A very spacious and well presented duplex apartment, benefitting from a second storey loft conversion with far reaching views of Caversham Court Gardens and the river Thames. The impressive accommodation comprises private entrance, sitting room, modern open plan high gloss kitchen/dining room, first floor landing area, two double bedrooms, a modern bathroom suite and staircase leading to an additional bedroom on the second floor. Externally the property benefits from attractive, mature communal grounds, residents parking bays, an EV charging point and a garage. Viewing highly recommended. EPC rating C. Council tax band B.

Auburn Court is conveniently located within a short walk of the centre of Caversham and all it's shops and amenities, including restaurants, pharmacy, bakers butchers, hair dressers to name but a few. As well as walking distance of the mainline train station; with it's fast regular service to London (Paddington approx. 30 mins).

\*\*\*Share of the freehold

\* 942 years remaining on lease

## Tenure - Leasehold - Share of

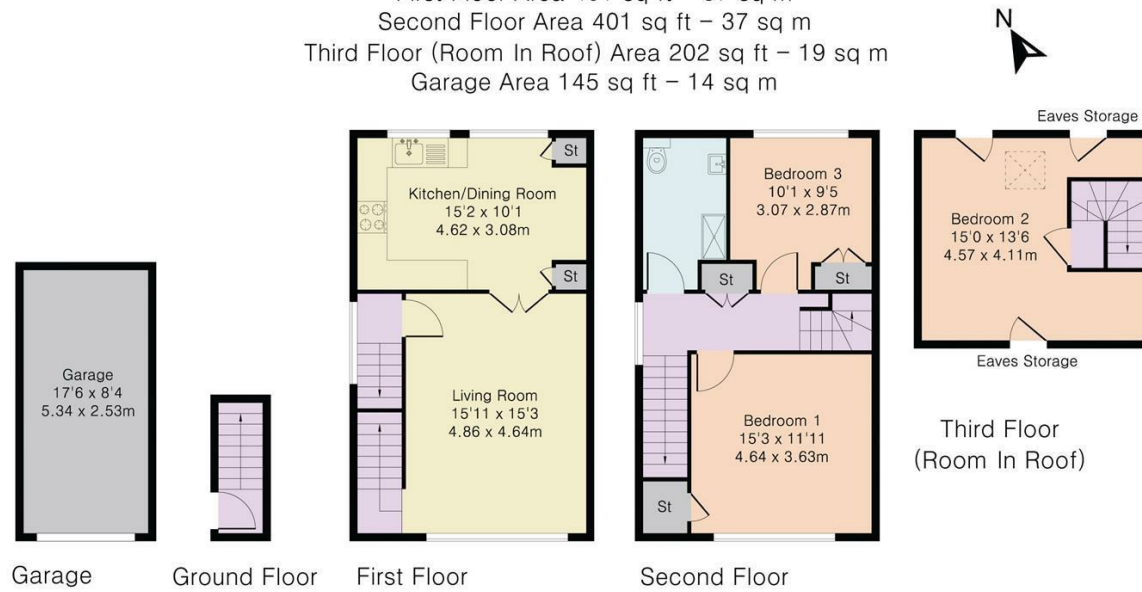




- Three Bedrooms
- Share of Freehold
- Garage
- 942 Years on Lease
- Ground Rent - £16 Per Month
- Service Charge - £90 Per Month
- EPC Rating - C
- Council Tax Band - B



Approximate Gross Internal Area 1174 sq ft – 109 sq m  
 Ground Floor Area 26 sq ft – 2 sq m  
 First Floor Area 401 sq ft – 37 sq m  
 Second Floor Area 401 sq ft – 37 sq m  
 Third Floor (Room In Roof) Area 202 sq ft – 19 sq m  
 Garage Area 145 sq ft – 14 sq m



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.

