



Crayshaw Court, Caversham, Reading, RG4 8EQ

£350,000

Walmsley

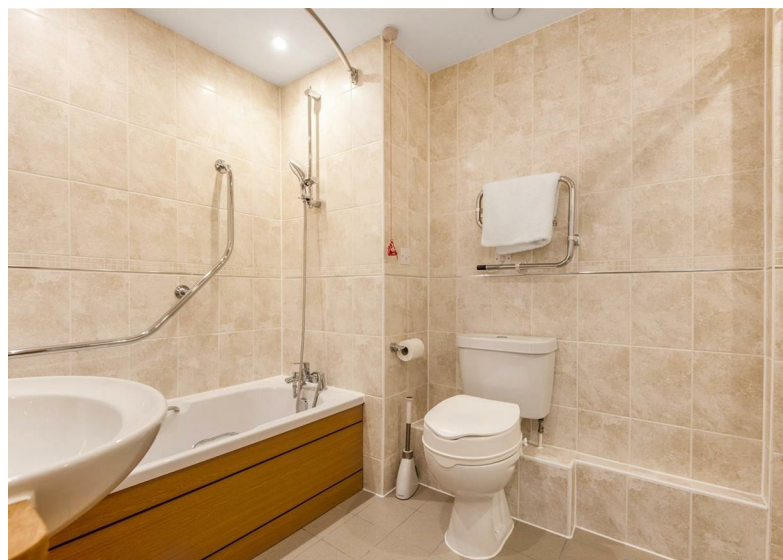
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Built by award winning builders McCarthy and Stone, this superb development is made up of 54 apartments, designed for later living and conveniently positioned just a short walk from Caversham centre and all its amenities. The development benefits from resident's lounge, guest suite, house manager, lift, landscaped gardens, laundry room, 24-Hr emergency call system and mobility scooter charging point to name a few. This particular apartment comprises: entrance hall with large storage cupboard, sitting room/dining room, modern fitted kitchen, two spacious bedrooms and a modern bathroom suite with free-standing shower. Viewing highly recommended. EPC rating B. Council tax band E. No onward chain.

- * Original length of lease 125 years from June 2012.
- * Service charge £301.65 pcm.
- * Ground rent £495 pa. Annual Ground Rent is payable at £495 after 15 years. The Annual Ground Rent is subject a rent review after 15 years. On each review date the ground rent payable will be increase in line with the retail prices index
- * Council Tax Band E

Tenure - Leasehold

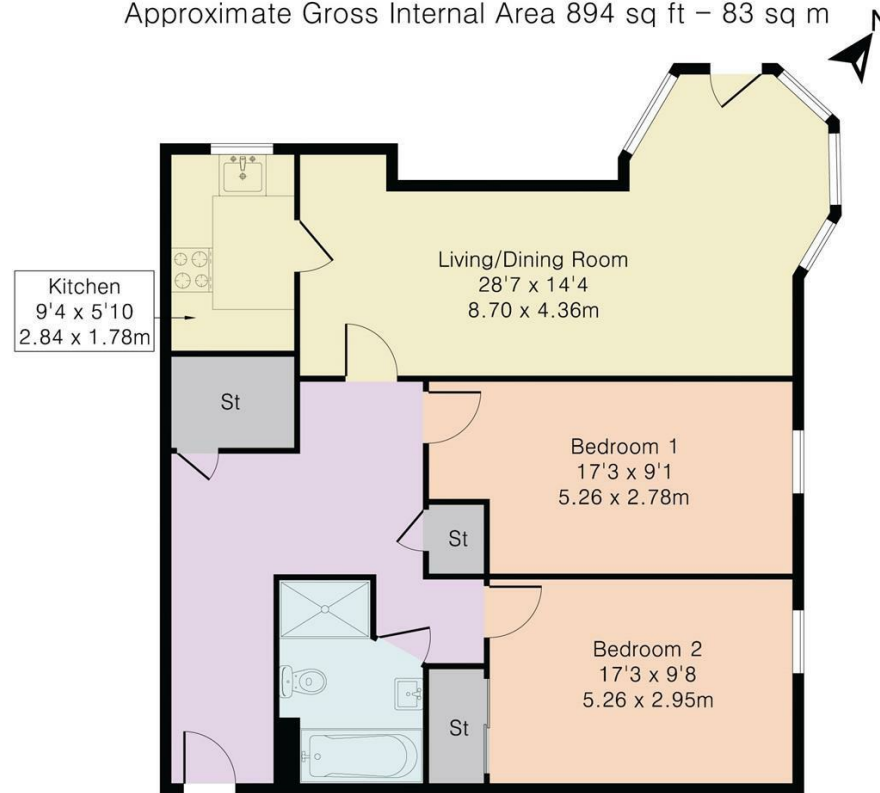




- Central location
- Close to shops and amenities
- Residents lounge
- Living/dining room
- Two bedrooms
- No onward chain

 2  1  1  B

Approximate Gross Internal Area 894 sq ft – 83 sq m



First Floor Flat

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.

