



Tamesis Place, , Caversham, RG4 8ET

£385,000

Walmsley



# Tamesis Place, , Caversham, RG4 8ET

## Council Tax Band: C

A well presented top floor apartment with far reaching views over Christchurch playing fields, with the River Thames beyond. The property offers generous accommodation, comprising secure communal entrance, private entrance hall, shower room, a generous size sitting room with Juliette balcony and feature bay dining area, refitted kitchen, master bedroom with fitted wardrobes and ensuite bathroom and a second double bedroom. Externally there are communal grounds to the side and rear with secure residence gated that gives access to Christchurch Meadow. Further noteworthy points include secure bike storage, gas radiators, security entry system, allocated parking space and visitors parking bays. Viewing recommended. EPC rating C.

Tamesis Place is superbly located, a short walk of Reading and Caversham town centre and all of it's local amenities, including shops, restaurants, bakery, Waitrose and gymnasium. The mainline train station is also within easy walking distance with a regular fast train service to London - Paddington (approx.25mins). Viewing recommended. No onward chain.

Years remaining on the lease - 103. Ground rent currently £150 per year. This will increase to £300 in 3 years and then doubles further in another 25 years from then. Current annual service charge £1308. Council tax band - C.

## Tenure - Leasehold







- Far reaching views
- Close to Caversham and station
- Juliette balcony
- Large reception room
- En-suite shower room
- Parking



### Ground Floor

Approx. 70.9 sq. metres (763.3 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 sq. feet)

This floorplan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Prominent Plans. Plan produced using PlanUp.

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.



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