



Walmsley
For Sale
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walmsley.co.uk

12 Woodcote Road, Caversham, Reading, RG4 7BA

£250,000

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A beautifully presented first floor apartment, converted from an attractive period property with parking and communal garden. This one bedroom property enjoys good room sizes, with contemporary kitchen and en-suite shower room. The property is located within walking distance of Caversham centre, and is within easy reach of many local amenities, including restaurants, boutique shops, supermarkets and Reading mainline train station (1.2 miles to Station Road entrance). Viewing advise. EPC Rating C. Council tax band C.

- * Lease term 125 years from 2008 - SHARE OF THE FREEHOLD
- * No ground rent
- * Service charge currently set at £30 per month
- * Building insurance £195 pa+

Tenure - Leasehold - Share of Freehold

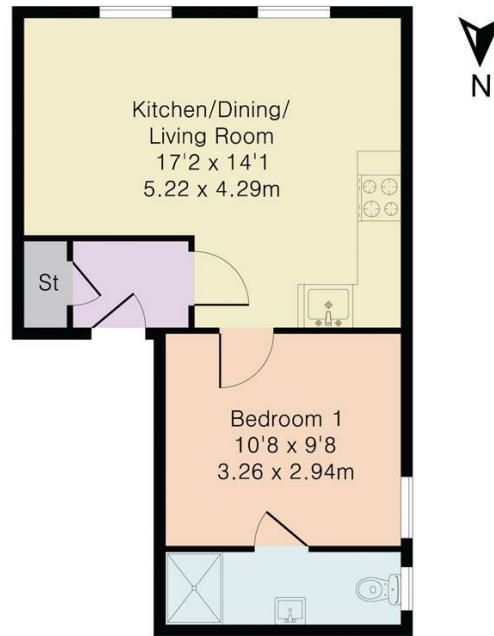




- Caversham Heights
- Walking distance to centre
- Walking distance to station
- Excellent presentation
- Share of the freehold
- Parking



Approximate Gross Internal Area 385 sq ft – 36 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.

