



Riverside Court, , Caversham, RG4 8AL

£350,000

Walmsley

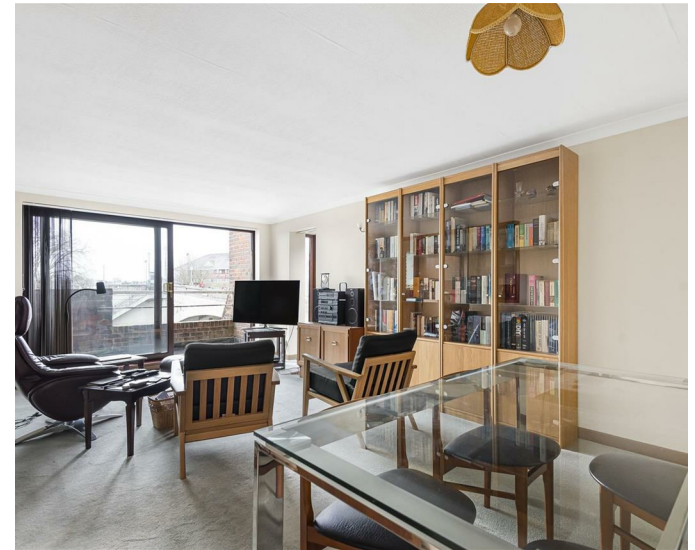
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Walmsley Estate Agency are pleased to offer to the market this spacious, split-level second floor riverside apartment with balcony and superb views over The River Thames. The impressive accommodation comprises of a 20ft living/dining room, a 12ft kitchen, a 19ft balcony, an 11ft master bedroom with built-in wardrobe, a 13ft second bedroom with built-in wardrobe, a separate WC and modern shower room. Further benefits include, gas radiator central heating, double-glazing and secure parking.

Riverside Court is a gated development with attractive grounds and a number of moorings (consent required), conveniently located in central Caversham, a short walk of Reading town centre and mainline station. Caversham is served with comprehensive amenities including a shopping precinct, supermarkets, restaurants, and individual boutique shops. There are good schools at both primary and secondary level. Viewing advised. Council tax band D. EPC rating C.

- * Share of the freehold; 999 year lease from 1995, approximately 971 years remaining.
- * £30 ground rent
- * Service charges £1808.67 per 6 months. Total £3617.34 pa

Tenure - Leasehold - Share of Freehold

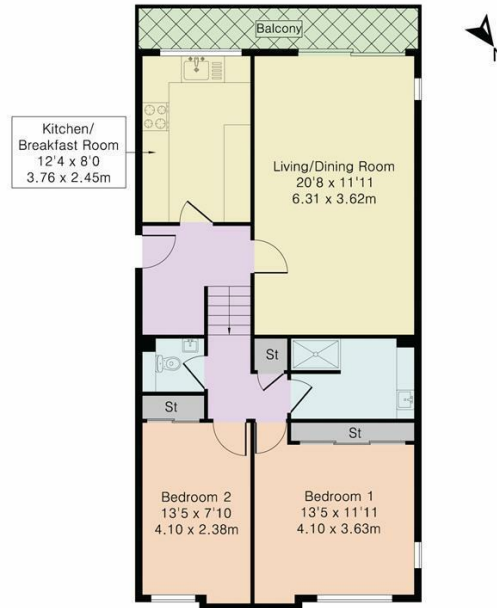




- Central Caversham location
- Gated development
- Council tax band D
- Two double bedrooms
- EPC rating C
- No onward chain



Approximate Gross Internal Area 811 sq ft – 75 sq m



Second 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.

