



Wrenfield Drive, Caversham, Reading, RG4 7QE

£275,000

Walmsley

## Wrenfield Drive, Caversham, Reading, RG4 7QE

A well-maintained ground floor maisonette, situated in an elevated location, offering appealing panoramic views. The property features - entrance hall, modern kitchen with integrated appliances, sitting room with a bay window, a modern bathroom suite, and two double bedrooms. Additional advantages include double glazing, gas radiator central heating, and a private, recently landscaped rear garden with newly installed patio and decking area. On road parking. Situated in a convenient location, close to shops and open countryside. Caversham centre easily accessed. Viewing is strongly recommended. EPC rating D. Council tax band C.

- 999 year lease from 24 June 1956.
- No service charge fees payable.
- Ground rent currently £200 per annum (fixed until 23rd June 2028. From 24th June 2028 - 23rd June 2053 ground will increase to £300 per annum. From 24th June 2053 - 23rd June 2078 ground rent will increase to £400 per annum. From 24th June 2078 until the expiration of the term the annual ground rent will be £500 per annum).

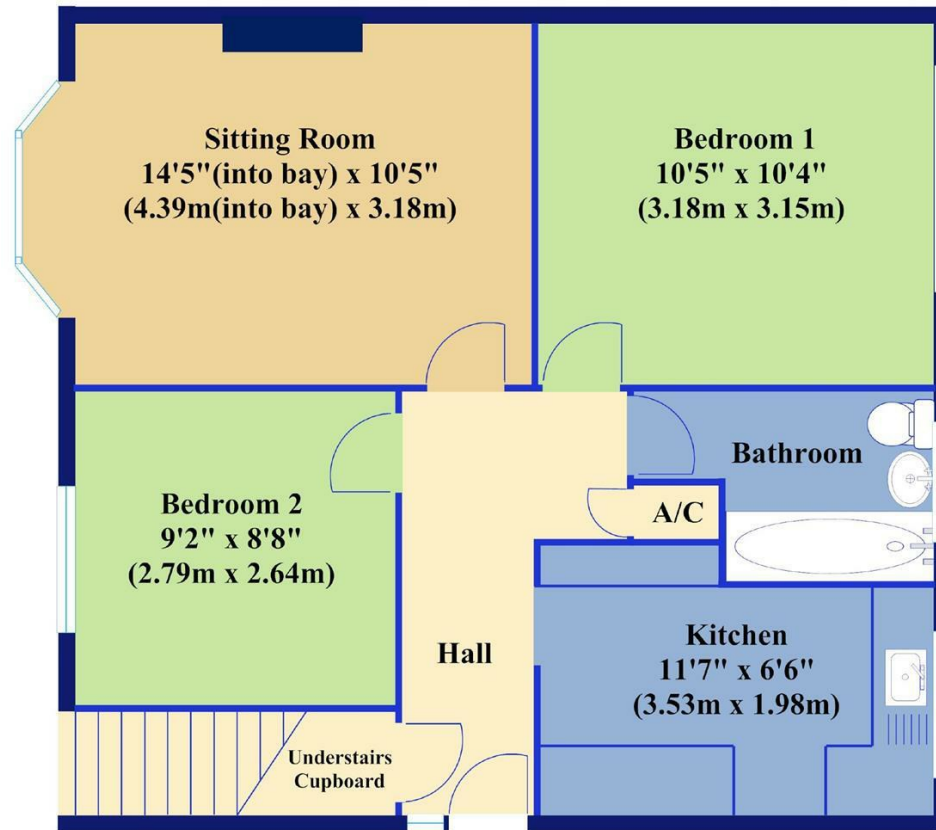
## Tenure - Leasehold





- Ground floor maisonette
- Convenient for Caversham centre
- Close to shops
- Bus services close by
- Modern kitchen and bathroom
- Parking and private garden





Wrenfield Drive

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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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