FARMER & DYER

RESIDENTIAL SALES & LETTINGS







BEECHWOOD GROVE, 1 ALBERT ROAD
CAVERSHAM HEIGHTS, READING, RG4 7AN

£225,000

A rarely available and coveted ground floor one bedroom apartment with personal patio area for the over 55's, set in this prestigious complex in Caversham Heights approximately a quarter of a mile from Caversham centre. Presented in excellent decorative order providing spacious accommodation within well maintained communal grounds

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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COMPLEX FACILITIES

Beechwood Grove takes over 55's "living" to new heights by offering well appointed and spacious private apartments in this superb BREEAM certified complex. With an array of premium in-house facilities for residents to enjoy. The Tunstall emergency system with intercom, pull cord and wrist bracelet call system offers great peace of mind and the on-site extra care team can supply support and care around the clock if needed. Tailored domestic and personal care packages are available

COMMUNAL FACILITES

Reception foyer with manager and concierge Monday to Friday, Bistro cafe offers hot and cold snacks and lunch (non residents welcome), luxurious residents lounges with French doors to communal gardens. Elegant guest suite available to rent for visiting family and friends, activities/hobby room, hair and nail salon, therapy room, mobility scooter room and bicycle store







Security fob and key card provides access to the main entrance doors after hours. The secure door to the hallway with lift to all floors and apartments own front door

COMMUNAL ENTRANCE

Communal security entrance hall with concierge reception and secure communal corridor leading to Flat 7. Personal front door to

RECEPTION HALL

With large double built in cupboard with plumbing for washing machine, meters and storage, further separate illuminated storage cupboard and door to



KITCHEN/DINING/LIVING ROOM

Spacious room naturally segregated with



KITCHEN comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and eye level units with laminated work surfaces and surrounds inset 4-ring induction hob with extractor hood above and integrated oven, further integrated dishwasher and fridge/freezer, with concealed lighting

LIVING/DINING ROOM AREA with rear aspect double glazed windows and integrated double glazed door to personal patio area with further side aspect double glazed window



DOUBLE BEDROOM

With rear aspect double glazed window



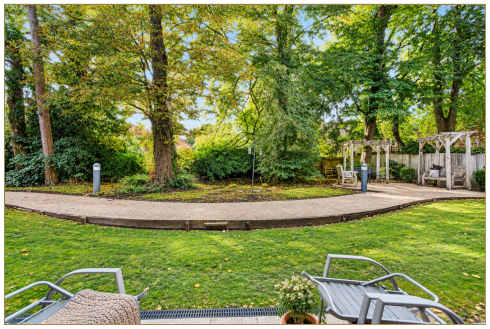
SHOWER ROOM

Spacious room with double width shower with tiled surrounds and floor, wash hand basin, W.C., heated towel rail



OUTSIDE

There is a paved personal patio area adjacent to the living room as mentioned leading onto the rear communal grounds tended under the maintenance agreement

COMMUNAL GROUNDS

Beechwood Grove is set in attractively landscaped communal grounds, which extend to the sides and rear of the development. Outdoor amenities include various seating areas and wide paths with raised planting beds, and all weather bowling green, summer house and greenhouse, potting shed and vegetable patch. It also has resident and visitor parking







COMMUNAL PARKING AREA

There are two parking areas accessed from Albert Road and at the rear of Dovedale Close, including disabled parking



TENURE

Leasehold

Original lease - 125 years
Lease remaining - 117 years
Service charge - £856.21 per month
Ground rent - One peppercorn per annum

DIRECTIONS

From central Caversham proceed south along Prospect Street, turn right into Church Street. At traffic lights turn right into Church Road and right into St Anne's Road. Bear left at the top into Priest Hill, bear left into The Mount and follow this road round into Albert Road where Beechwood Grove will be found on the left hand side

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

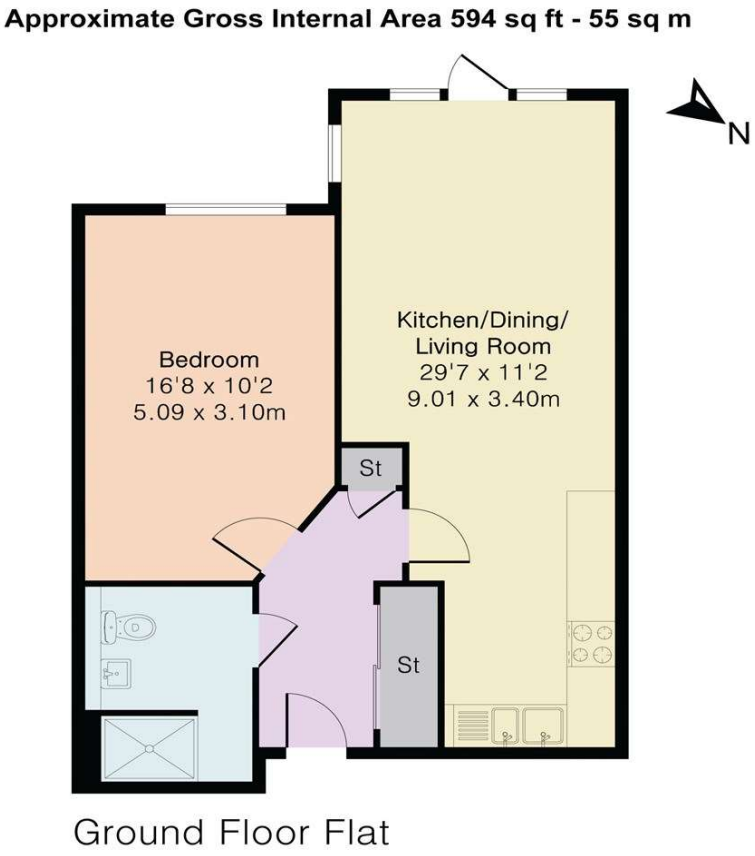
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: https://find-energy-certificate.service.gov.uk/energy-certificate/8693-0096-6239-3627-5283

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

