

Abbotsmead Place, Caversham, Reading, RG4 8EQ

£200,000

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A well appointed second floor apartment situated in an excellent location in central Caversham with many amenities close by, including, doctors surgery, bus stops, a wide variety of shops, post office, library along with parkland and the River Thames. The apartments are for residents over the age of 60 years and include a lift to all floors, a disabled platform lift, sky connection points, secure entry system with CCTV, laundry room, mobility scooter store and charging point and store, 24 hour emergency call system, fire detection equipment and landscaped gardens.
This well-proportioned apartment is presented in good condition, enjoying a large lounge/dining room, fitted kitchen, double bedroom with wardrobe and spacious shower room. There is also a spacious residents lounge, and a guest suite is available for visitors.
No onward chain.
EPC Rating C. Council Tax Band D.

Lease Length - 125 from new, approximately 111 years remaining
Ground Rent - Currently £425 per year
Service Charge - Currently £3,300 per year. Water rates inc in the SC

Tenure - Leasehold













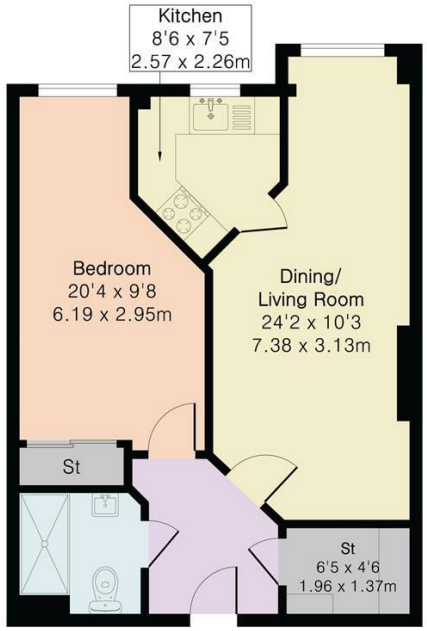




- Central Caversham location
- Second floor apartment
- Residents Lounge
- Lift
- Council Tax Band D
- EPC C

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Approximate Gross Internal Area 564 sq ft - 52 sq m



Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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