NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Field View
Caversham, Reading, Berkshire RG4 5HD

Chain Free £245,000

PRIVATE PATIO GARDEN: Set within this sought after area of central Caversham situated off the private Derby road is this larger than expected ground floor apartment with a 17' private patio garden. The property boasts a double bedroom, a modern kitchen, a stylish bathroom and a 17'2 living room. The property offers easy access to central Caversham & Reading mainline station. In addition, there is allocated parking, a small balcony and a great sized private patio garden that is ideal for summer entertaining. To appreciate the space call now to view.

Field View, Reading, Berkshire RG4 5HD

- Ground floor garden apartment
- Great sized living with door to the patio
- Modern & Stylish bathroom
- Modern kitchen with garden views
- 500 sqft approximately
- 17' patio garden
- Allocated parking
- Easy access to central Caversham & Reading mainline station
- EPC rating C
- Council Tax Band B

Communal entrance
A good sized communal hallway with doors to the flats.

Hallway
A good sized hallway with ample storage, entry phone and doors to:

Living room
17'2 x 11'11 (5.23m x 3.63m)



A light and airy room with a double glazed window to the side with views over the green, double glazed door to the private patio, carpeted, radiator and ceiling spot lights.

Kitchen
10'5 x 7'11 (3.18m x 2.41m)



A modern and stylish kitchen with ample wall and base units with roll top work surfaces and inset sink and drainer. Oven, gas hob, extractor. Recess for the washing machine and fridge freezer. Tiled floor and a double glazed door and window with access to the patio.

Bedroom
12'9" x 10'2" (3.9 x 3.1)



A very spacious double bedroom with a good sized window overlooking the patio.

Bathroom
7'0" x 7'0" (2.14 x 2.14)



A modern and stylish bathroom comprising of a panelled bath with wall mounted shower, WC, wash hand basin, heated towel rail. Tiled floor, part tiled walls, cupboard housing the boiler and ceiling spot lights.

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Patio
17'11 x 10 (5.46m x 3.05m)



A really good sized paved patio area that is ideal for summer entertaining with side access.

Tenure
Lease. 125 years from 2012
Ground rent £100 (rising by £100 every 25 years)
Service charge £325.94 per quarter.

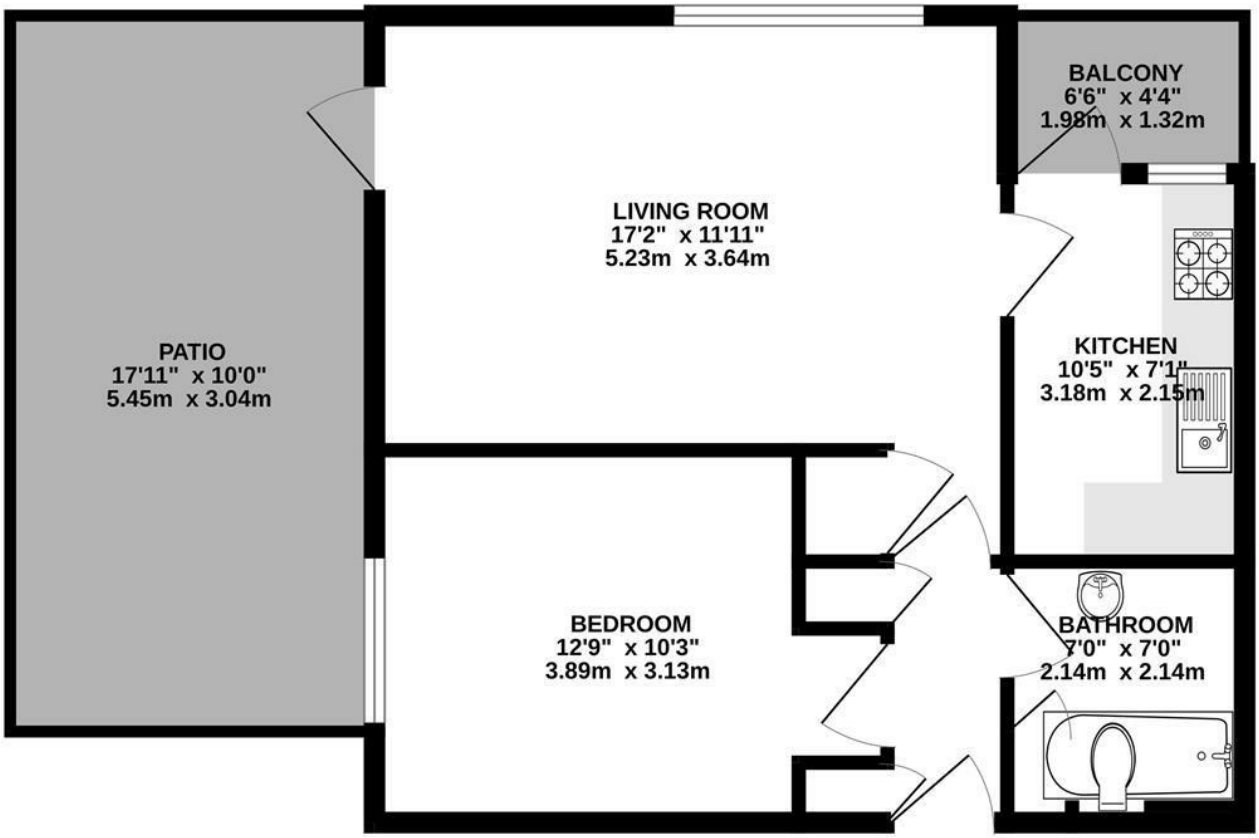
Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

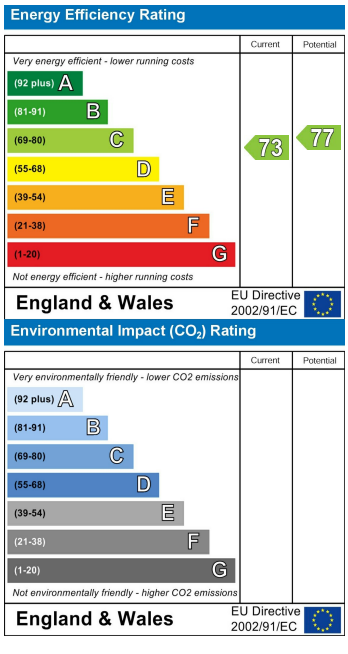
Appliances: All untested

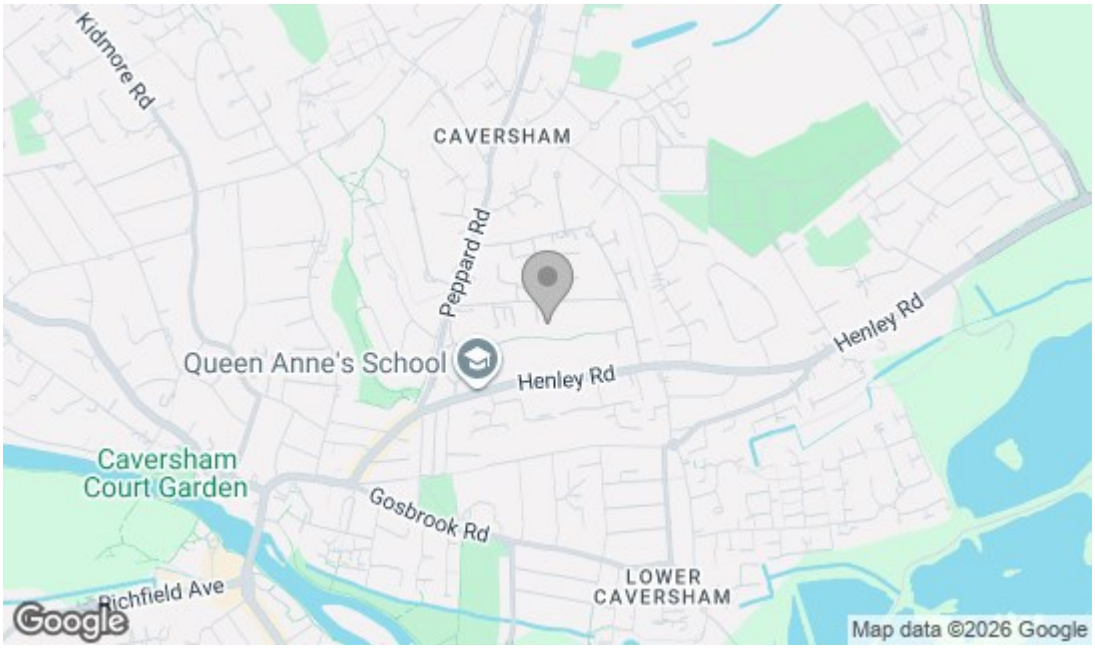
GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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