



**DELLWOOD PARK, READING, BERKSHIRE, RG4 7NX**  
**£500,000 LEASEHOLD**

**A SUPERB TWO BEDROOM SECOND FLOOR APARTMENT  
SITUATED IN ONE OF CAVERSHAM HEIGHTS MOST  
PRESTIGIOUS GATED DEVELOPMENTS**

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## DESCRIPTION:

A superb two bedroom second floor apartment situated in one of Caversham Heights most prestigious gated developments. Accommodation comprises, a large entrance hall, grand sitting room with a private balcony, separate dining room which could be utilised as a third bedroom or extra reception room, kitchen with integrated appliances, two spacious double bedrooms with fitted wardrobes, large four piece ensuite bathroom to the master bedroom and a further shower room. The property is approached via electric gates and set within beautiful communal grounds. No onward chain.

## AT A GLANCE

- Situated in Caversham Heights
- 3 Bedroom, 2 Bathroom Apartment
- Secure Gated Development
- Communal grounds
- Two allocated parking spaces
- Ground Rent - £200 per annum
- Service Charge £3302 per annum
- Council Tax Band E
- No onward chain









Approximate total area<sup>(1)</sup>  
 1032.91 ft<sup>2</sup>  
 95.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold  
**Term:** Expires - 28/06/2126  
**Service Charge:** £3301.66 per annum  
**Ground Rent:** £ 200 Annually (subject to increase)  
**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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