

Elliotts Way, Caversham, Reading, RG4 8BF

Guide Price £260,000 *Leasehold*

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A Superb Two Bedroom Ground Floor Apartment Overlooking Christchurch Meadows a Short Walk to Reading Station and Town Centre

This delightful two bedroom ground floor apartment has been redecorated and re-carpeted throughout and is being sold with no chain complications. Conveniently located overlooking Christchurch Meadows and a short walk to Reading Station via the pedestrian Christchurch Bridge over the River Thames. The property also offers excellent access to the centre of Caversham with its excellent selection of cafes, restaurants and Waitrose supermarket. Accommodation comprises, a lounge/diner with French doors opening into the communal gardens, two bedrooms, a fitted kitchen with new cabinet doors and a bathroom. Further benefits include an allocated parking space and visitors parking. This lovely well positioned apartment would make an excellent first time purchase, investment or suit someone downsizing.

KEY FEATURES

- Re-decorated and Carpeted Throughout
- New Kitchen Cabinet Doors and Drawers
- Two Bedroom Ground Floor Apartment
- Thames Side Location
- Walk to Reading Station and Centre of Caversham
- Lounge/Diner With French Doors into Communal Gardens
- Fitted Kitchen
- Off Street Allocated Parking
- No Chain



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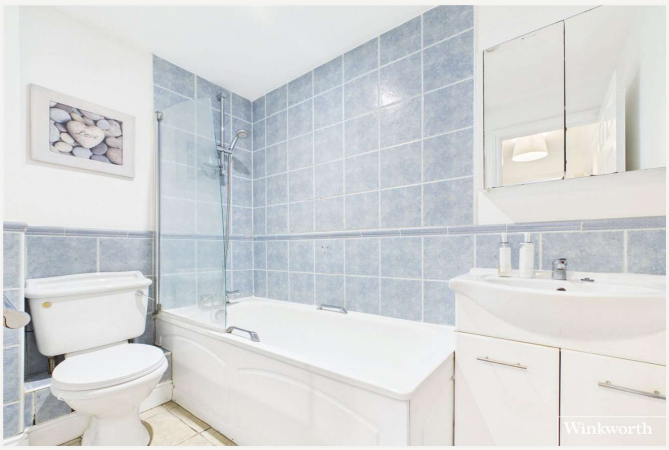

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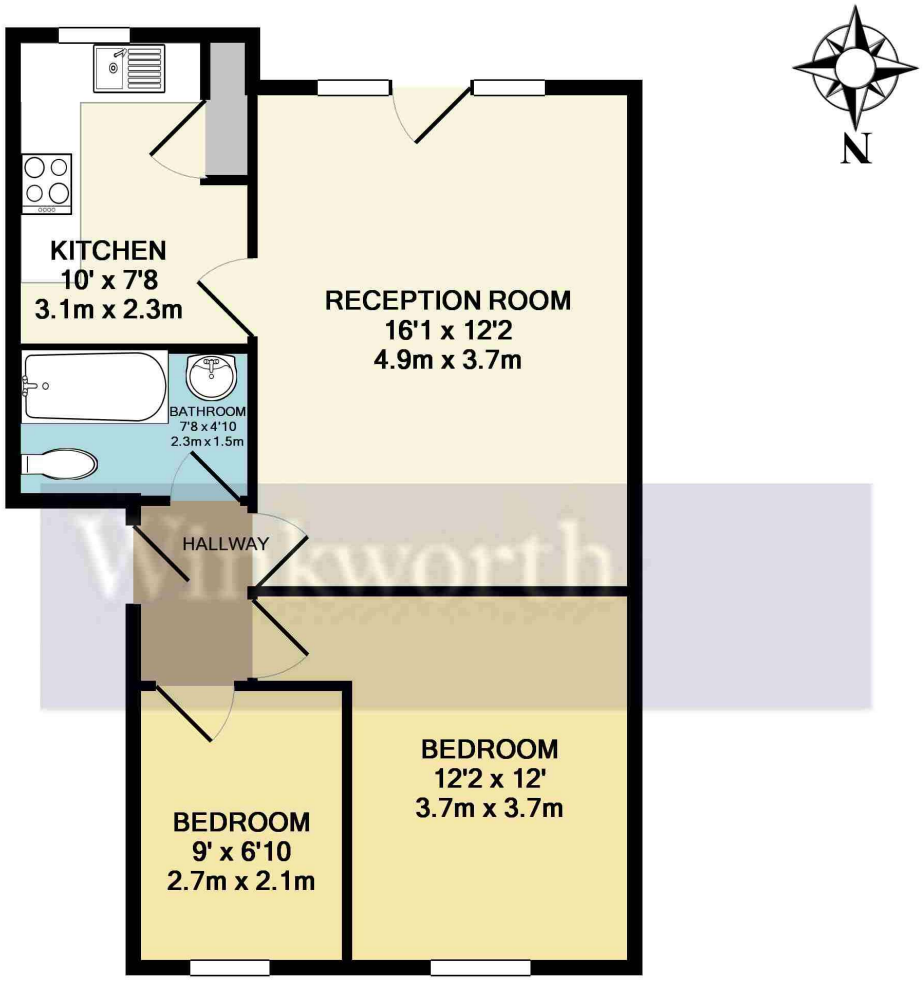






MATERIAL INFO

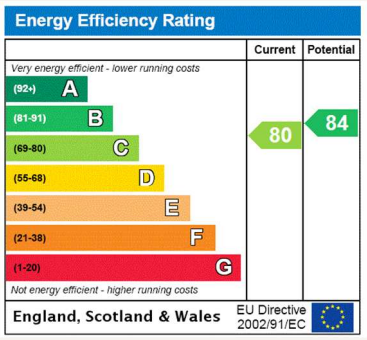
Tenure: Leasehold
Term: 96 year and 2 months
Service Charge: £1400 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C



TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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