

Caversham Wharf, Waterman Place, Reading, RG1 8DS

Guide Price £425,000 *Leasehold*

Exceptional Riverside Apartment – Three Double Bedrooms, Stunning Thames Views, Large Private Balcony & Garage

Offered to the market with no onward chain, this impressive three-bedroom first-floor apartment enjoys an enviable riverside setting within the highly regarded Caversham Wharf development, boasting attractive views across the River Thames.

Beautifully presented throughout, the apartment offers spacious and well-proportioned accommodation, comprising a generous living/dining room with direct access to a large private balcony overlooking the river and a separate, well-appointed kitchen.

There are three double bedrooms, including a principal bedroom with en-suite facilities, together with a separate bathroom.

Further benefits include an exceptionally long lease with over 990 years remaining, a garage in block, private residents' parking

Ideally positioned between Reading and Caversham, the property is within easy reach of Reading town centre and the train station, offering excellent connections to London Paddington and access to the Elizabeth line. Caversham centre offers an attractive selection of independent shops, cafés, restaurants and everyday amenities, whilst picturesque riverside walks are right on the doorstep.

Combining generous accommodation, a superb riverside outlook and a highly desirable location, this exceptional apartment offers a wonderful opportunity to enjoy waterside living without compromising on convenience.

KEY FEATURES

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- Desirable Riverside Development
- Spacious Three Bedroom 1st Floor Apartment
- Three Double Bedrooms
- Two Bathrooms
- Generous Living/Dining Room
- Separate Kitchen
- Large Private Balcony
- Garage In Block & Private Residents Parking
- Close Proximity To Reading Town Centre & Train Station
- No Onward Chain



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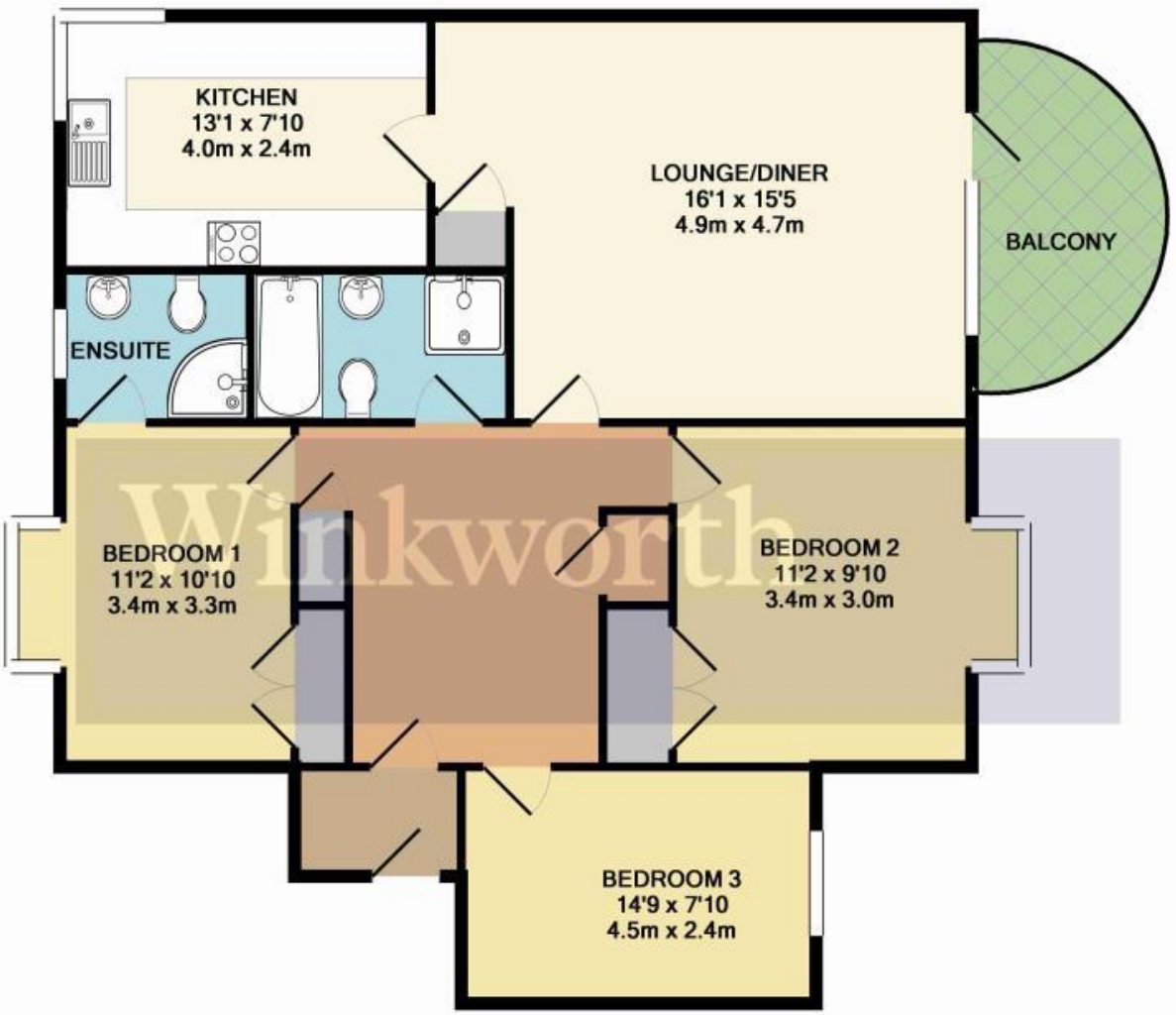




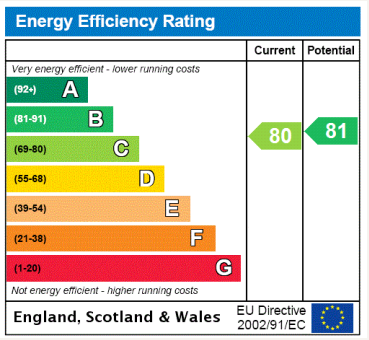


MATERIAL INFO

Tenure: Leasehold
Term: 991 year and 1 months
Service Charge: £3000 per annum
Ground Rent: £ TBC
Council Tax Band: D
EPC rating: C



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