



Elliotts Way, Caversham, Reading, Berkshire, RG4 8BF

Guide Price £290,000 *Leasehold*



A Refurbished Two Bedroom Top Floor Apartment Overlooking Christchurch Meadows

A conveniently located two bedroom top floor apartment overlooking Christchurch Meadows and a short walk to Reading Station over the River Thames via Christchurch Bridge (which is a pedestrian only bridge). The property also offers excellent access to the centre of Caversham with its excellent selection of cafes, bars, restaurants and a Waitrose supermarket.

This lovely apartment has been refurbished throughout and comprises a generous lounge with a balcony that overlooks Christchurch Meadows, a fitted kitchen, two bedrooms and a contemporary bathroom which was replaced in 2023. The gas boiler was replaced in 2022, the kitchen units in 2025 and the carpets and decor have been recently done. The property further benefits from an allocated off road parking space and plenty of visitors bays in the development. The property has no ground rent and an affordable service charge and would make an excellent first time purchase, investment or suit someone downsizing.

KEY FEATURES

- Two bedroom Top Floor Apartment
- Thameside Location
- Living Room with Balcony Overlooking Christchurch Meadows
- Contemporary Bathroom Replaced in 2023
- Fitted Kitchen with New Cabinets
- Private Allocated and Visitors Parking
- Zero Ground Rent and Affordable Service Charge

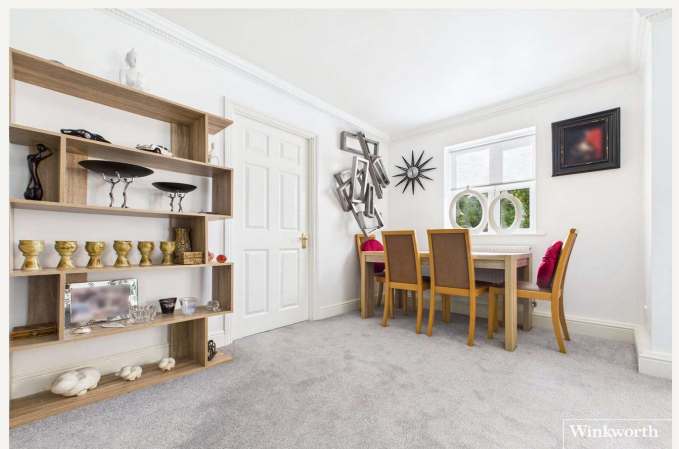


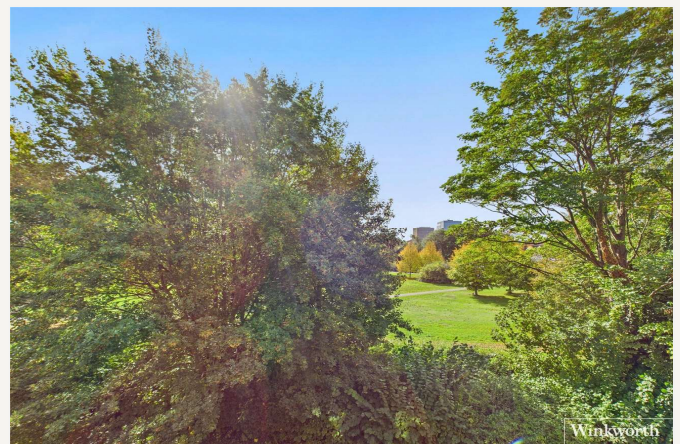
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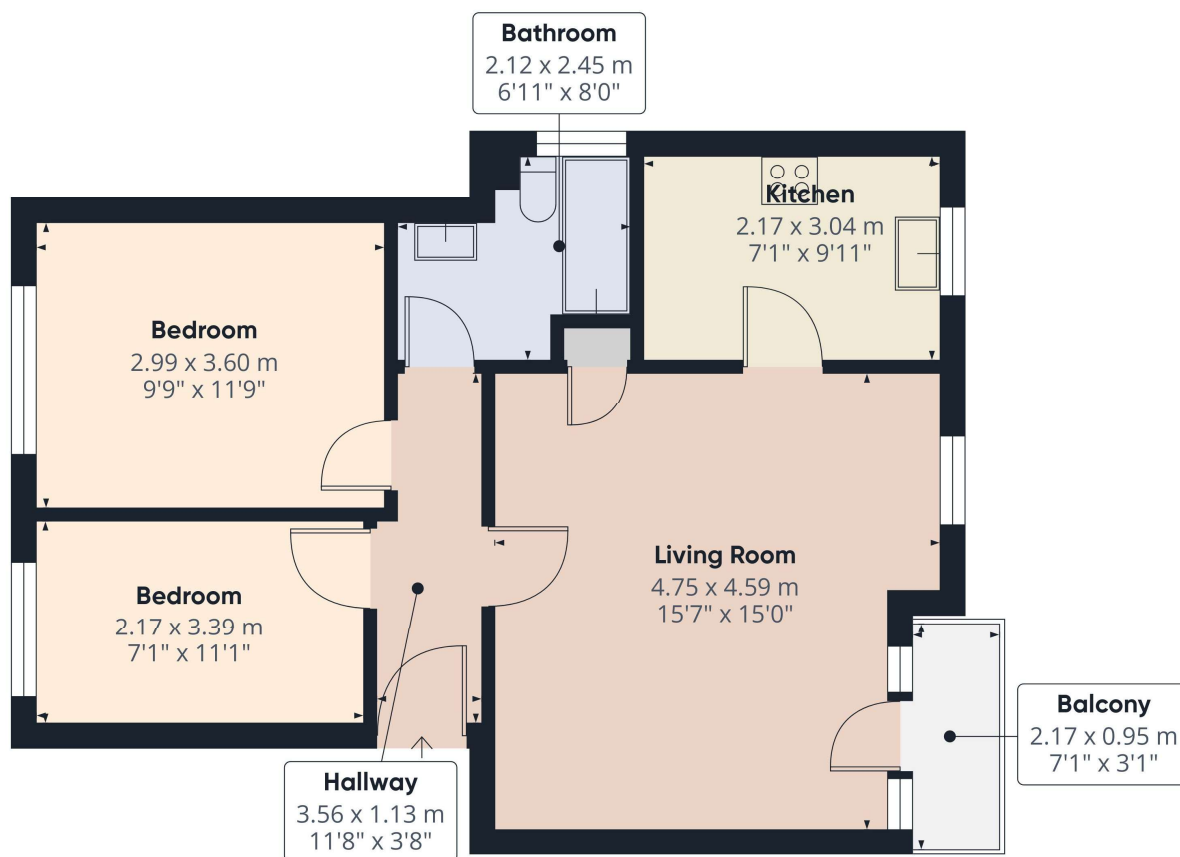
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MATERIAL INFO

Tenure: Leasehold
Term: 97 year and 3 months
Service Charge: £1466 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Approximate total area⁽¹⁾

53.3 m²
574 ft²

Balconies and terraces

2 m²
22 ft²

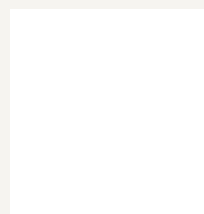
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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