



**CAVERSHAM PLACE, RICHFIELD AVENUE, READING, BERKSHIRE, RG1
OFFERS IN EXCESS OF £235,000 LEASEHOLD**

**A LARGER THAN AVERAGE TWO BEDROOM APARTMENT
WITHIN WALKING DISTANCE OF CAVERSHAM AND
READING TOWN CENTRES AND WITHIN CLOSE PROXIMITY
TO READING TRAIN STATION AND THE RIVER THAMES**

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DESCRIPTION:

Offered to the market with no onward chain, a larger than average two bedroom second floor apartment situated in this popular development. Offering easy access to Caversham, Reading town centre and the main train station, providing access to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line. The accommodation comprises of a spacious living/dining room with a double glazed courtesy door that leads out onto the balcony and being open plan to a modern fitted kitchen. The master bedroom has its own en-suite shower and the second double bedroom is complemented by a family bathroom. The property further benefits from a secure allocated car parking space, a lift, well-kept communal gardens and a long lease in excess of 138 years.

AT A GLANCE

- No Onward Chain
- Two Double Bedrooms
- En-Suite To Master
- Balcony Off Sitting Room
- Secure Allocated Car Parking Space
- Walking Distance Of Reading Train Station
- Service Charge £2,016 pa
- Ground Rent £463 pa
- 138 Years Remaining On The Lease



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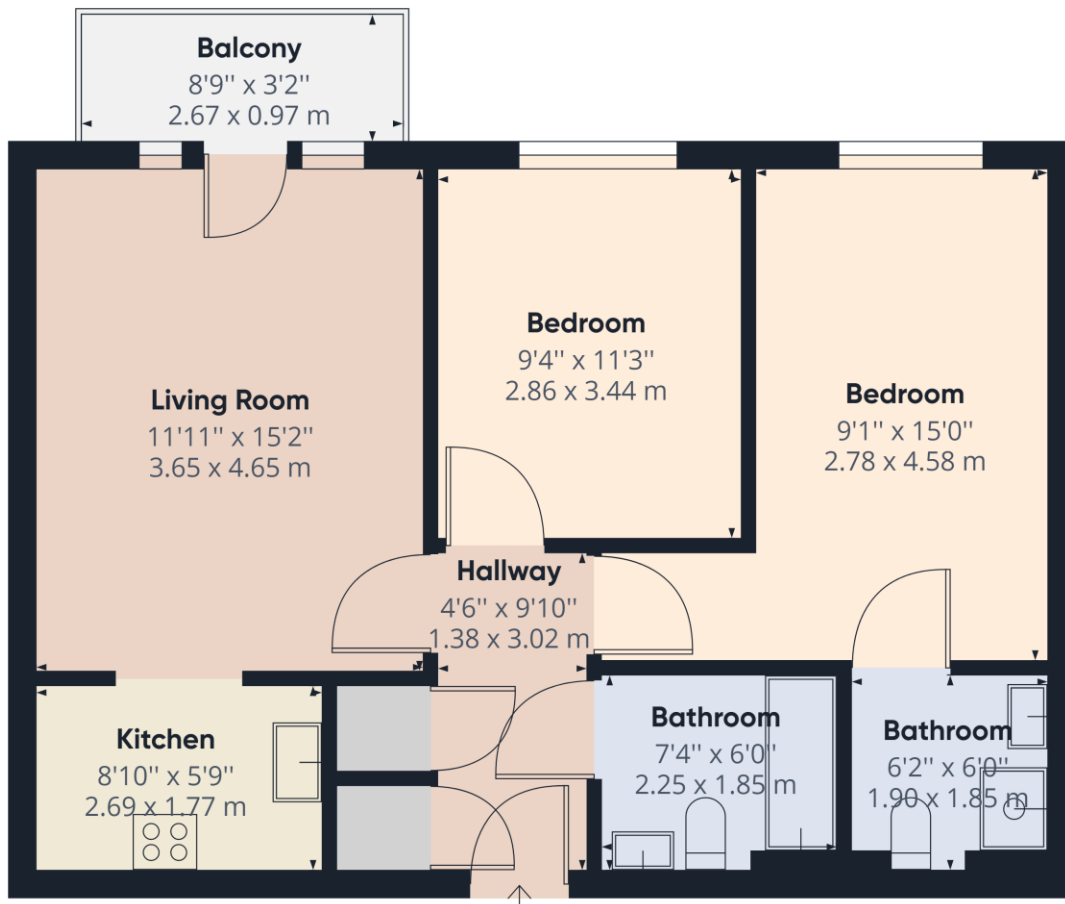
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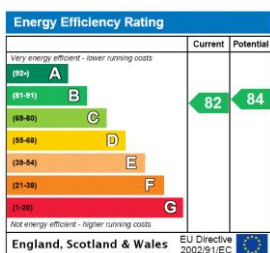
Approximate total area⁽¹⁾
649.00 ft²
60.29 m²

(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.

GIRAFFE 360

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.



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