



**NORTH STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JA**  
**OFFERS IN EXCESS OF £400,000 LEASEHOLD**

## **A BRAND NEW TWO/THREE BEDROOM FIRST FLOOR APARTMENT IN THIS BESPOKE GATED DEVELOPMENT**

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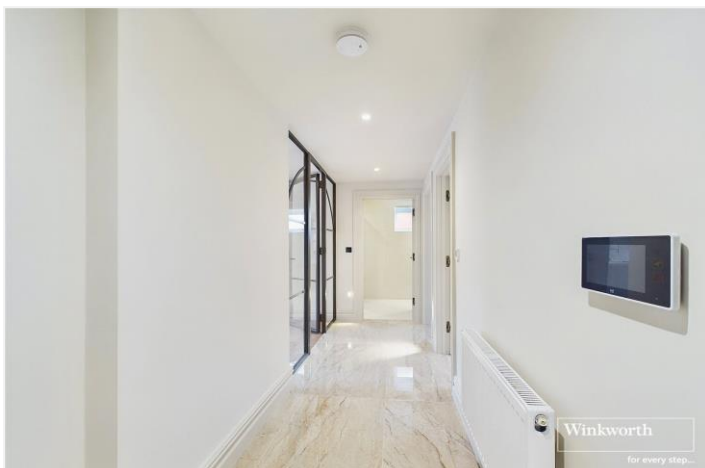


## DESCRIPTION:

A spacious two/three first floor apartment in this bespoke gated development of just five new homes. Conveniently located in the heart of Caversham close to an excellent selection of restaurants, bars, cafes, shops and an easy walk to the River Thames and Reading Station. These superb homes have been finished to the highest standards offering the owners the very best of contemporary living in an excellent location. Set on the first floor of the development and occupying the entire floor the property is accessed from North Street with off road parking to the rear in an internal courtyard. On entering the property you will step into a hallway with a glass and bronze partitioned wall/doors opening into a spacious open plan living space featuring a high specification fitted kitchen with a range of integrated appliances. There are three generous rooms, two designed to be utilised as bedrooms and the third as a study that could be utilised as either dining room, third bedroom or tv/play room. The master bedroom has an en-suite bathroom and there is a further contemporary bathroom. This delightful home features a range of contemporary design features including; designer bathroom fittings, Cormar carpets to bedrooms, feature lighting throughout, bespoke cabinetry, ornate woodwork, skirting and architrave, bespoke joinery doors and brass ironmongery with hidden hinges and a NIBE unit with Mechanical Heat Ventilation System. The property further benefits from allocated off road parking. Contact Winkworth to book your viewing of this exciting new development. Please note, some of the images in this listing are computer generated and whilst reflect the property are not of the property and for illustration purposes.

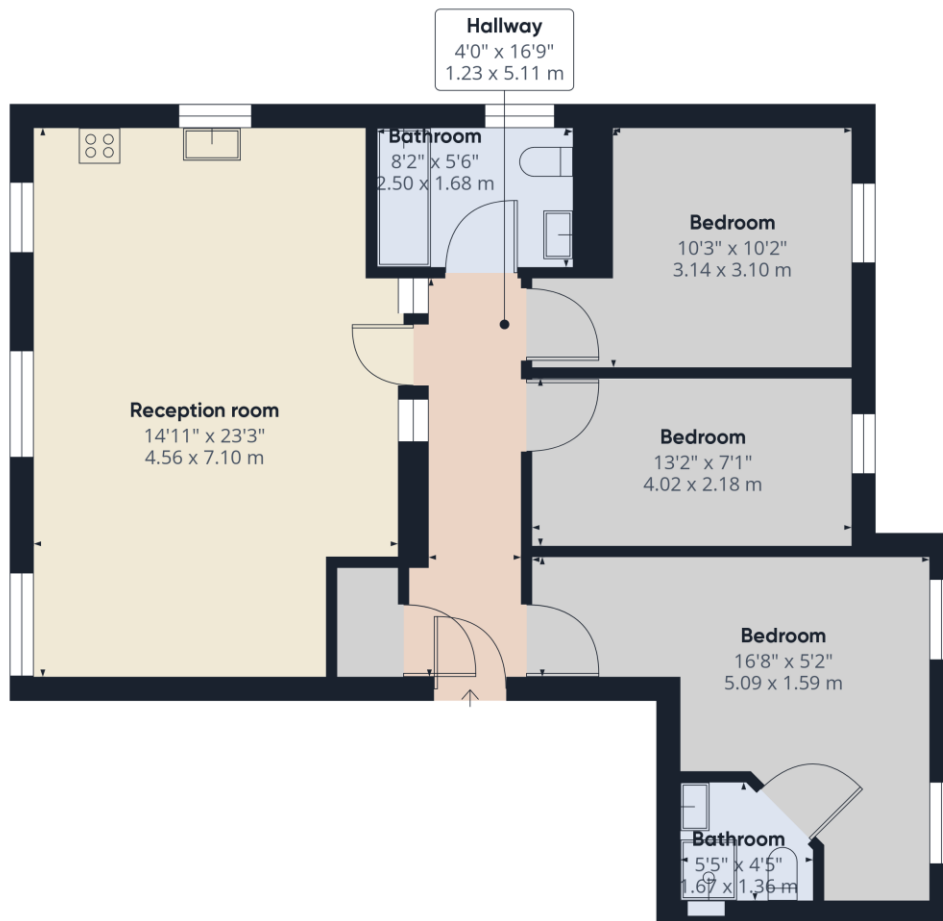
## AT A GLANCE

- Two/Three Bedroom First Floor Apartment
- Small Bespoke Gated Development
- Secure Off Road Parking
- Glass partitions and Caple appliances
- Travertine Marble Worktops in Kitchen.
- Porcelanosa tiles and bathrooms.
- Porcelanosa flooring.
- Bronze bathroom fittings
- 10 Year Builders Warranty by Advantage Warranties









Approximate total area<sup>(1)</sup>

852.72 ft<sup>2</sup>  
79.22 m<sup>2</sup>

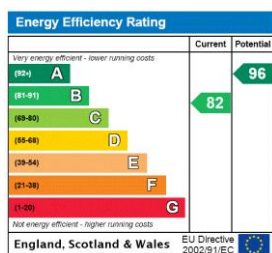
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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:** 998 year and 6 months

**Service Charge:** £1160 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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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