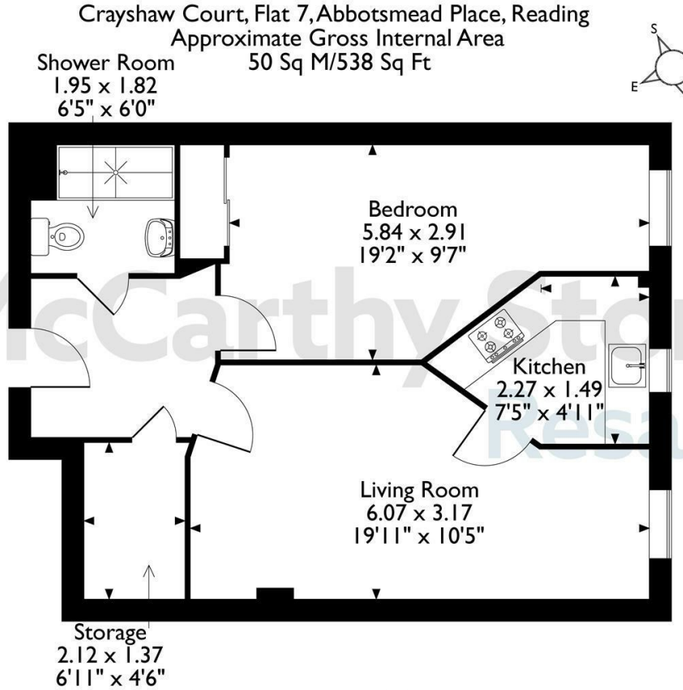
McCarthy Stone
Resales

Crayshaw Court, Flat 7, Abbotsmead Place, Reading
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.

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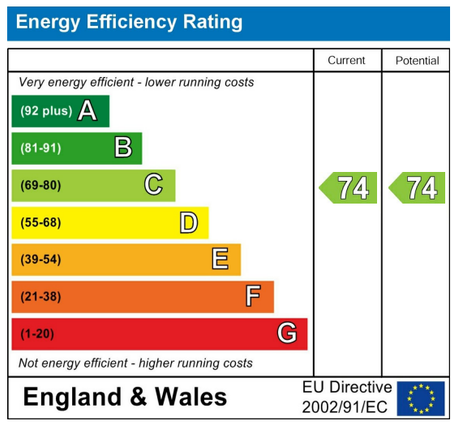
Council Tax Band: D



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

The Property Ombudsman

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McCarthy Stone
Resales

7 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ

Asking price £189,950 Leasehold

A well presented ONE BEDROOM upper ground floor apartment, within this much sought after development. Crayshaw Court, a McCarthy Stone retirement living development is convenient for all local amenities and lovely riverside walks.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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Abbotsmead Place, Caversham

1 bed | £189,950

Summary
The independent living development includes a homeowners' lounge, landscaped garden with decked area and seating, a self-op laundry facility and mobility scooter storage. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability. There is an active Resident's Association and many opportunities to socialise.

Crayshaw Court was purpose built by McCarthy & Stone for retirement living. The development consists of 54 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. There is a lift to all floors plus easy access ramps for wheelchair users.
It is situated in central Caversham, close to shops including Waitrose, Iceland, hair salons, cafes, small restaurants and local amenities including pharmacies, care providers, banks and a major NHS GP practice with health center.
Caversham occupies the North bank of the River Thames. The riverside promenade is a short walk away and leads to a footbridge to the train station and Reading town centre.

There are frequent trains to London Paddington, Waterloo, Oxford, Gatwick and GWR, Cross Country and forthcoming Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hallway
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency call system and controlled access entry phone unit is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, and doors leading to the bedroom, living room and shower room.

Lounge
A bright spacious lounge with room for a small dining table and chairs also benefits from a fully glazed floor to ceiling double glazed full height windows allowing ample natural light to flood the room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen. The living room benefits from the addition of a feature fireplace with decorative electric fire which creates a focal point to the centre of the room.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Integrated fridge/freezer, tiled splash backs and under pelmet lighting.

Bedroom
Spacious double bedroom, a large fitted with walk-in wardrobe fitted with hanging rails and shelving. Ceiling lights, TV and phone point.

Shower Room
Fully tiled, fitted with suite comprising of walk in thermostatically controlled shower and glass screen, low level WC, vanity unit with wash basin and mirror above, extendable clothes dryer, grab rails, and emergency pull cord.

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

Annual Service charge: £3,300.06 for financial year ending 31/03/27.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information
Lease: 125 Years from 1st June 2012
Ground Rent: £425 per annum
Ground Rent Review: 1st June 2027

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT