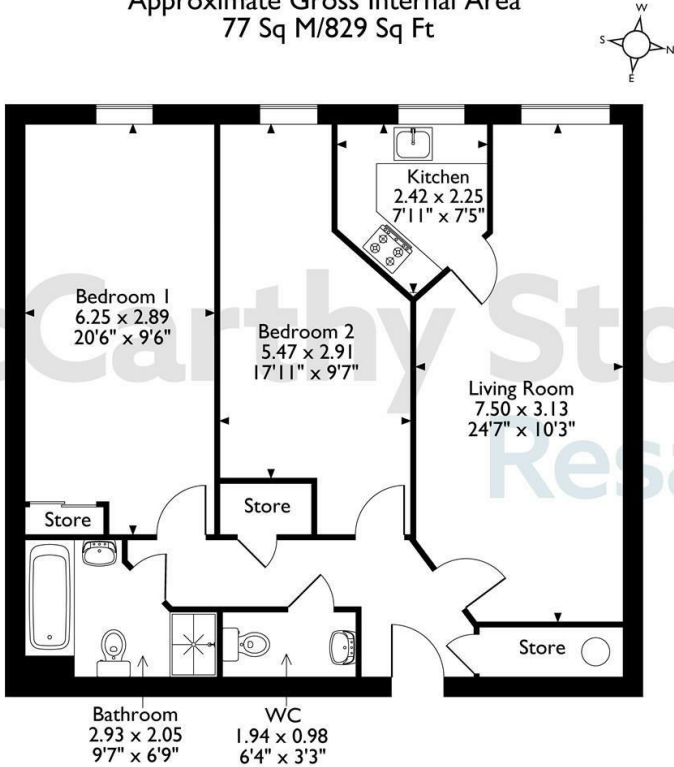


Crayshaw Court, Flat 8, Abbotsmead Place, Reading
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

8 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ



Asking price £315,000 Leasehold

A BRIGHT AND SPACIOUS WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT, within this sought after development close to all local amenities and river walks.

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.



Crayshaw Court, Abbotsmead Place, Caversham, Reading

2 Bed | £315,000

Summary
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.

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 centre.

Caversham occipies 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 Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency pull cord 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, doors lead to the bedroom, living room and bathroom.

Lounge
A bright spacious lounge with room for a small dining table and chairs. 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.Feature fireplace with Living flame style electric fire

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

Master Bedroom
Double bedroom, fitted wardrobes with mirrored sliding doors. Ceiling lights, TV and phone point.

Guest Cloakroom
With w/c and wash hand basin

Bedroom Two
Spacious second bedroom which could alternatively be used as a separate dining room or home office. Power points and TV point.

Bathroom
Fully tiled, fitted with suite comprising of walk in shower. bath with chrome effect shower mixer tap, Low level WC, vanity unit with sink and mirror above, grab rails. Emergency cord. Storage Cupboard for airing, storage area, some shelving, water heating and meter.

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

Service charge: £4,806.72 per annum (for financial year ending 31/03/26)

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 Length: 125 years from 2012
Ground Rent: £495.00
Ground rent review: 2027

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

Additional Information & Services

- Full Fibre Broadband available

- Mains water and electricity
- Electric room heating
- Mains drainage

