

49 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ



APPROX. GROSS INTERNAL FLOOR AREA 554 SQ FT / 51 SQM	Crayshaw
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 03/02/25
	photoplan



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		



Asking price £199,950 Leasehold

A beautifully presented one bedroom second floor retirement apartment with an easterly aspect within this sought after development close to all local amenities and river walks.

\*\* Terrific friendly community \*\*

Call us on 0345 556 4104 to find out more.

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. 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



# Abbotsmead Place, Caversham, Reading

1 bed | £199,950

## 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 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 center.

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 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 shower room.

## Living Room

A spacious living room of excellent proportions benefitting from an easterly aspect allowing for maximum natural light. 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.

## Kitchen

Fully fitted modern kitchen with tiled floor. Excellent range of base and wall units finished with contrasting worktops with an inlaid stainless steel sink with lever tap. Built-in electric oven, ceramic hob and extractor hood, space and plumbing for a freestanding dishwasher and integrated fridge/freezer and under pelmet lighting. Tiled splash backs.

## Bedroom

Spacious double bedroom, fitted wardrobes with mirrored sliding doors. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled, fitted with suite comprising of walk in level access shower with thermostatically controlled shower, grab rails and glazed shower screen. Low level WC, vanity unit with wash basin and storage beneath, mirror with light and shaver socket above. Emergency pull cord. Wall mounted electric towel warmer.

## 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

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.

Service charge: £3,300.06 per annum (for financial year ending 31/03/27)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Leasehold

Lease length: 125 years from June 2012

Ground rent: £425 per annum

Ground rent review date: June 2027

## Additional Information & Services

- Fibre Broadband available
- Electric room heating
- Mains drainage
- Mains water & Electricity

## 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.

