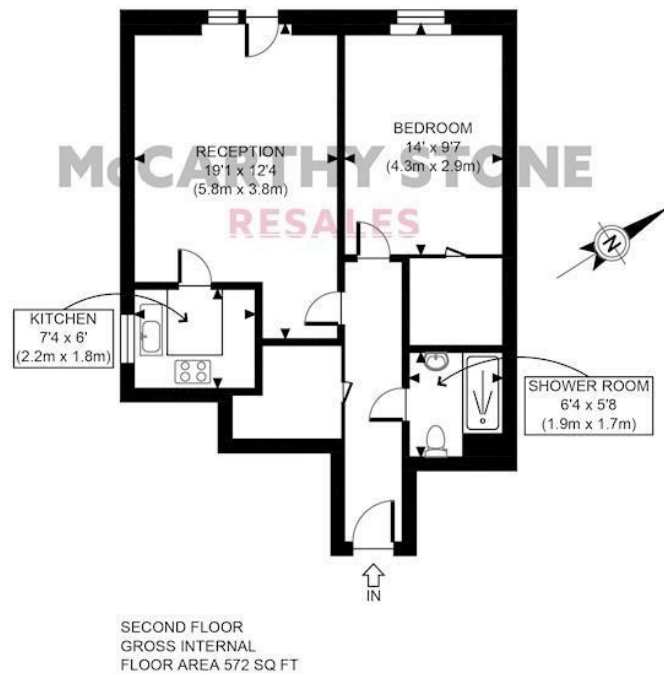


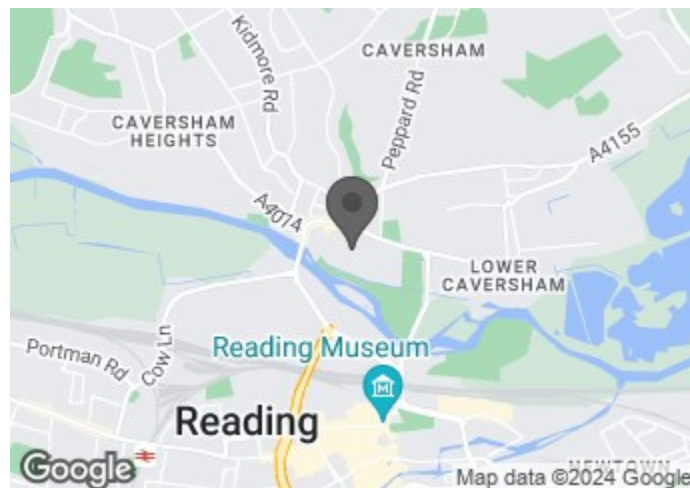
# McCARTHY STONE RESALES

## 38 CRAYSHAW COURT ABBOTSMEAD PLACE, READING, RG4 8EQ



|   |                |
|---|----------------|
| APPROX. GROSS INTERNAL FLOOR AREA 572 SQ FT / 53 SQM  | Crayshaw Court |
| 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: 25/05/22 |
|   | 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                                   |  | 80      | 81        |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |



# McCARTHY STONE RESALES

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NO STAMP DUTY TO BE PAID ON THIS PURCHASE.  
A beautifully presented one bedroom second floor retirement apartment within this sought after development close to all local amenities and river walks.

### PRICE REDUCTION

## ASKING PRICE £195,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# CRAYSHAW COURT, ABBOTSMEAD

# 1 BEDROOMS £195,000

## 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 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 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. Fitted carpet.

## LOUNGE

A well-proportioned double aspect living 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.

## 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.

## BEDROOM

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

## SHOWER ROOM

Fully tiled, fitted with suite comprising of walk in shower. 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

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: £3,059.64 per annum (for financial year ending 31/03/24)

## LEASE INFORMATION

Lease Length: 125 years from 2012

Ground Rent: £425 per annum

Ground rent review date: June 2027

**NO STAMP DUTY TO BE PAID ON THIS PURCHASE.**

