



Total floor area 44.9 m² (484 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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## 39 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ

PRICE  
REDUCED



PRICE REDUCTION

Asking price £190,000 Leasehold

A bright and spacious ONE bedroom retirement apartment, situated on the SECOND FLOOR with lift access and boasts a WESTERLY primary aspect. Crayshaw Court, a McCarthy Stone Retirement living development is nestled in Caversham and features landscaped gardens and a Homeowner's lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.



# Abbotsmead Place, Caversham, Reading

1 Bed | £190,000

PRICE  
REDUCED

### 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, water softener. Illuminated light switches, smoke detector, doors lead to the bedroom, living room and bathroom. Fitted carpet.



### Living room

A bright and airy living room with large double glazed windows. Focal point fireplace gives this room a homely feel. 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 with plenty of hanging and storage space. Ceiling lights, fitted carpet, TV and phone point.

### Shower room

Wet room style shower room, fully tiled, fitted with suite comprising of level access walk in shower. Low level WC, vanity unit with sink and mirror above, grab rails, electrically heated towel rail. Emergency cord. Storage Cupboard for airing, storage area, some shelving, water heating and meter.

### Service charge

- 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 is £3,204.49 (for financial year ending March 2026).

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.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Lease information

Lease Length: 125 years from 2012  
Ground Rent: £425 per annum  
Ground Rent review: Jun- 27

### Moving Made Easy & Additional Information

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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

