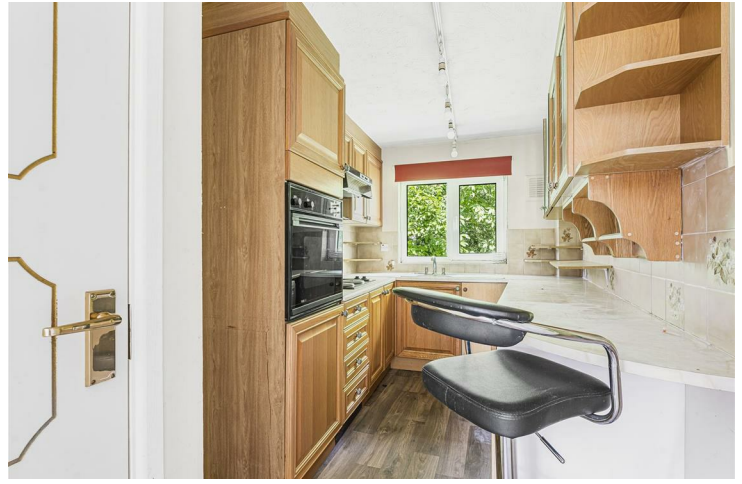




A first floor one bedroom retirement apartment for over 55's. Located in an established position in Caversham Heights, a walk to shops, restaurants & bus services. Caversham is close to South Oxfordshire, there are pleasant countryside walks including riverside strolls along the Thames, There are golf courses, and Gyms within Central Caversham and Mapledurham. The flat is roomy and enjoys a serene position within the development.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Caversham Heights Location
- Spacious Retirement Flat For Over 55's
- First Floor Position
- Residents Parking
- Serene & Pleasant Outlook
- Walk to Shops





Council tax band B

Council- RBC

Additional information:
Parking

There is parking available at the property

Lease information.

Years remaining: Approximately 89 years remaining

Service charge: Approximately £3765 for 2025

Ground rent: TBC

Ground rent review period: Every ## years, in line with RPI, next review TBC

Property construction – Standard form

Services:

Gas - None

Water – mains

Drainage – mains

Electricity - mains

Heating - Night Storage Heating

Broadband connection available (information obtained from Ofcom): TBC

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

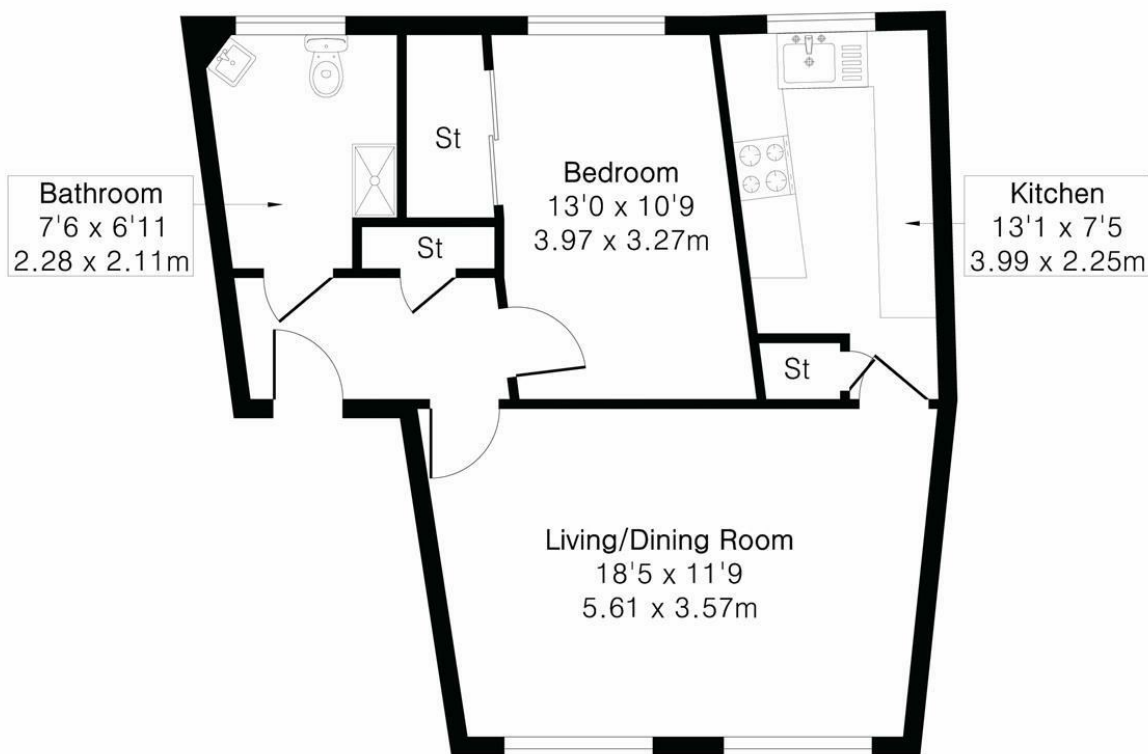
Probate

Probate has been granted.

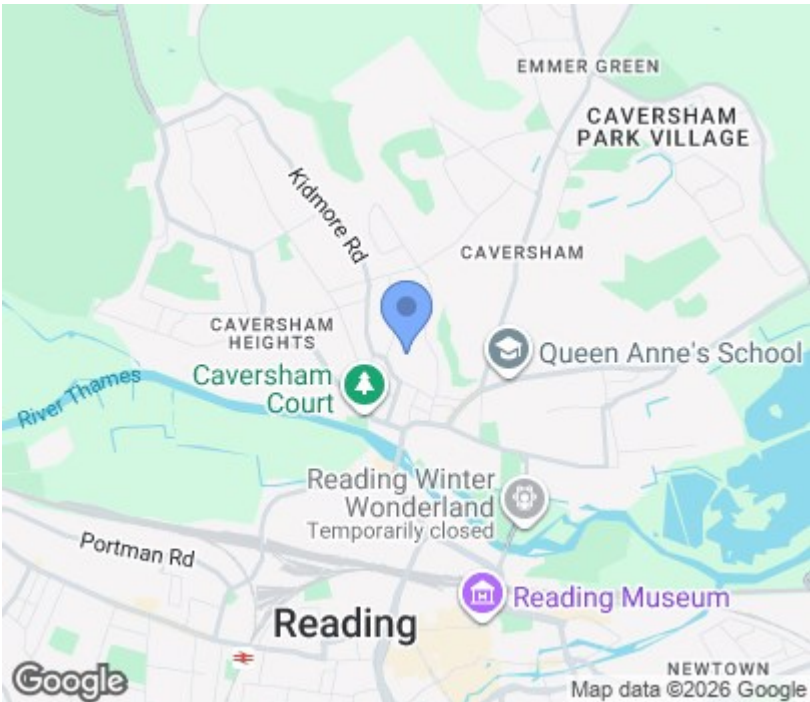
The property is located on the first floor

Floorplan

Approximate Gross Internal Area 526 sq ft - 49 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.