HASLAMS Sales

Carlingford House, Gosbrook Road £300,000

Reading, RG4 8BS

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Occupying a top floor position within this contemporary development in the heart of Caversham, is this beautifully proportioned apartment that extends to approximately 825 sq ft. The interiors are defined by impressive vaulted ceilings that enhance the sense of volume and light, with the open-plan living, dining and kitchen space forming the natural heart of the home. and opens onto a south-facing balcony. The thoughtfully designed two-tone kitchen is centred around a generous island, creating a sociable setting for everyday living and entertaining. There are two well-proportioned double bedrooms, including a principal suite with an en-suite shower room, complemented by a stylish family bathroom. The apartment also benefits from an allocated parking space and access to a secure residents' cycle store. Carlingford House enjoys a highly convenient position just moments from the vibrant centre of Caversham, where an excellent selection of independent cafés, restaurants, traditional pubs and local shops sit alongside everyday amenities including Waitrose, the public library, doctors' surgery and dental practice. Christchurch Meadows and the Thames Path are within easy walking distance, offering miles of riverside walks, cycling routes and open green space, while Reading station, with Elizabeth Line services and fast connections to London Paddington, is also within comfortable walking distance.

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

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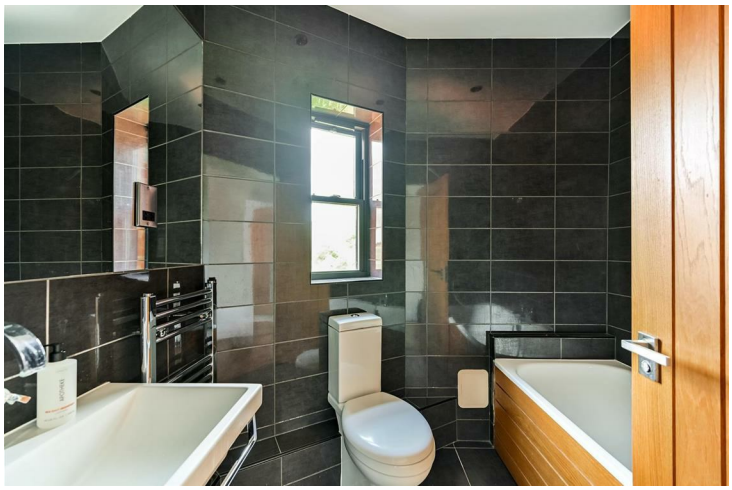
- 2 bedrooms, ensuite to principal bedroom
- Open-plan living room with south facing balcony
- Well-equipped kitchen area with central island
- Modern bathroom suite; Video entry system; Underfloor heating
- Allocated parking; Residents bike store
- Central Caversham address; No onward chain



Council tax band C

Council- RBC

Additional information:
Parking
The property has off street parking.

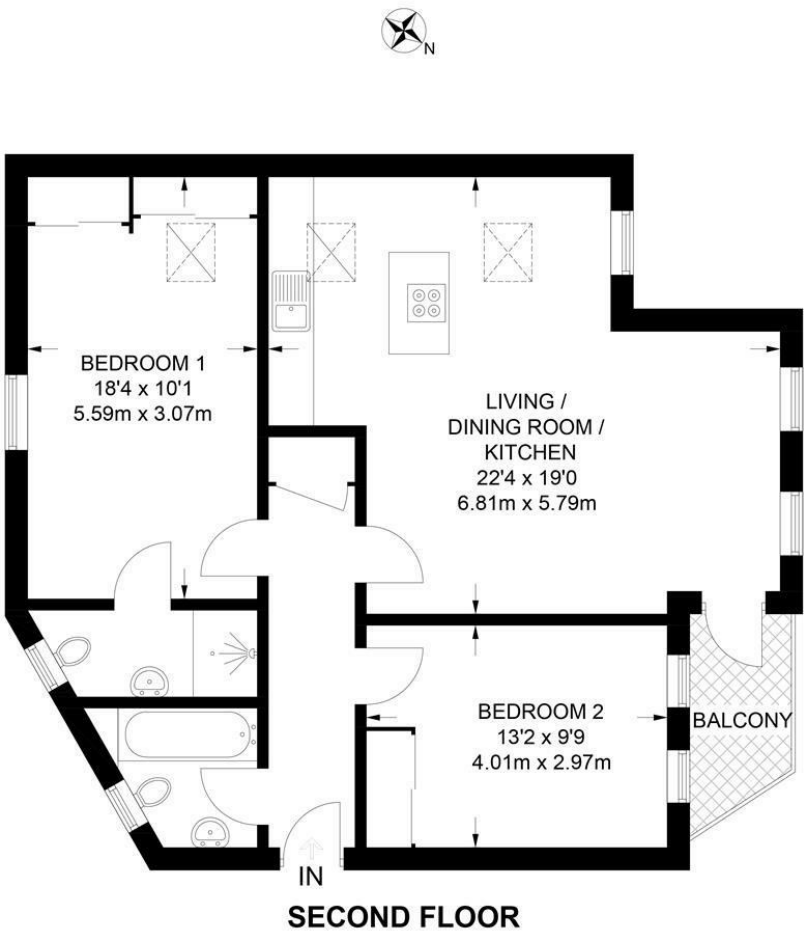
Lease information.
Years remaining: 185 years
Service charge: £2,291.10
Ground rent: £125 pa
Ground rent review period: Every 15 years and based on the all items retail prices index published by the ONS. The first revision will be in 2027

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

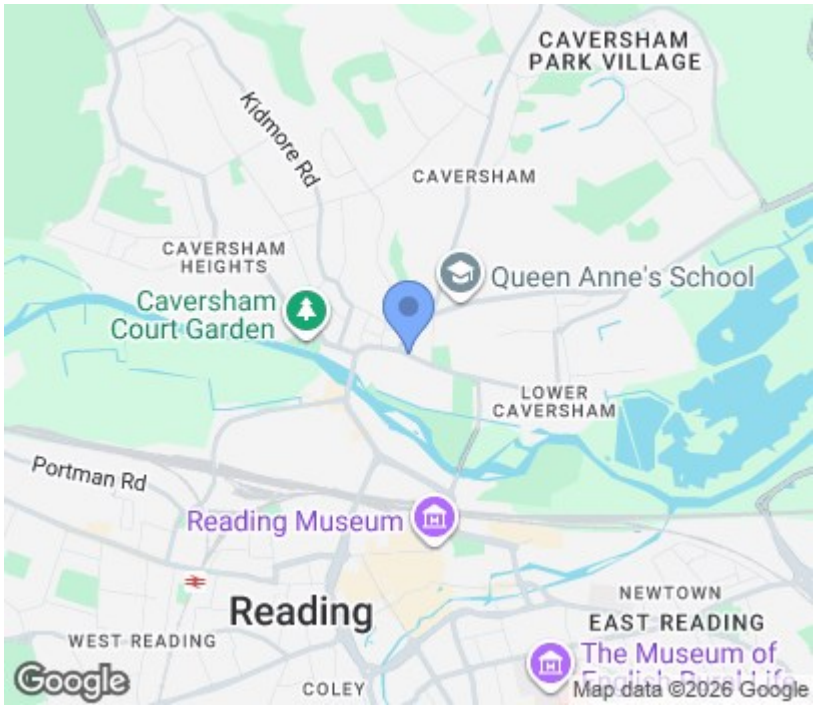
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



APPROXIMATE GROSS INTERNAL AREA
825 SQ FT / 76.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



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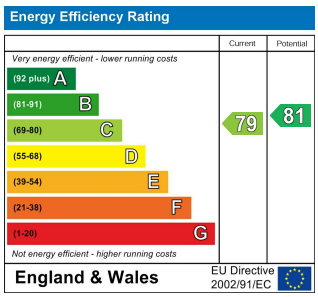

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