



Set within a small and exclusive development overlooking the River Thames, this well-appointed three-bedroom apartment enjoys a highly desirable position close to Caversham Bridge. The property offers a generous living room with access to a private balcony, enjoying views across the well-maintained communal grounds and towards the river. The accommodation also includes a fitted kitchen, three bedrooms, with the principal bedroom benefiting from an en suite, and a family bathroom. Further benefits include a private garage, a share of the freehold and no onward chain. Ideally located for both convenience and lifestyle, the apartment is within easy walking distance of Reading town centre and its mainline station, while Caversham's vibrant selection of shops, restaurants and leisure facilities, are also readily accessible. The riverside setting provides a wonderful opportunity to enjoy scenic Thameside walks, whilst excellent local amenities and transport links are close at hand. An attractive apartment combining well-proportioned accommodation, pleasant river views and a convenient location, making it an appealing choice for both owner-occupiers and investors.

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

sales@haslams.net
0118 960 1000



- 3 bedrooms, principal with en suite
- Living room with balcony overlooking communal gardens & River Thames
- Fitted kitchen with oven & hob
- Family bathroom; Garage in block; Entry phone system
- Walking distance of mainline station and Caversham centre
- No onward chain





Council tax band F

Council- RBC

Additional information:

Parking

The property has a garage in the block, numbered 35 and residents have the right to park 1 vehicle in the communal residents car park, subject to availability.

Lease information.

Years remaining: 995

Service charge: £2800 pa

Share of freehold

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

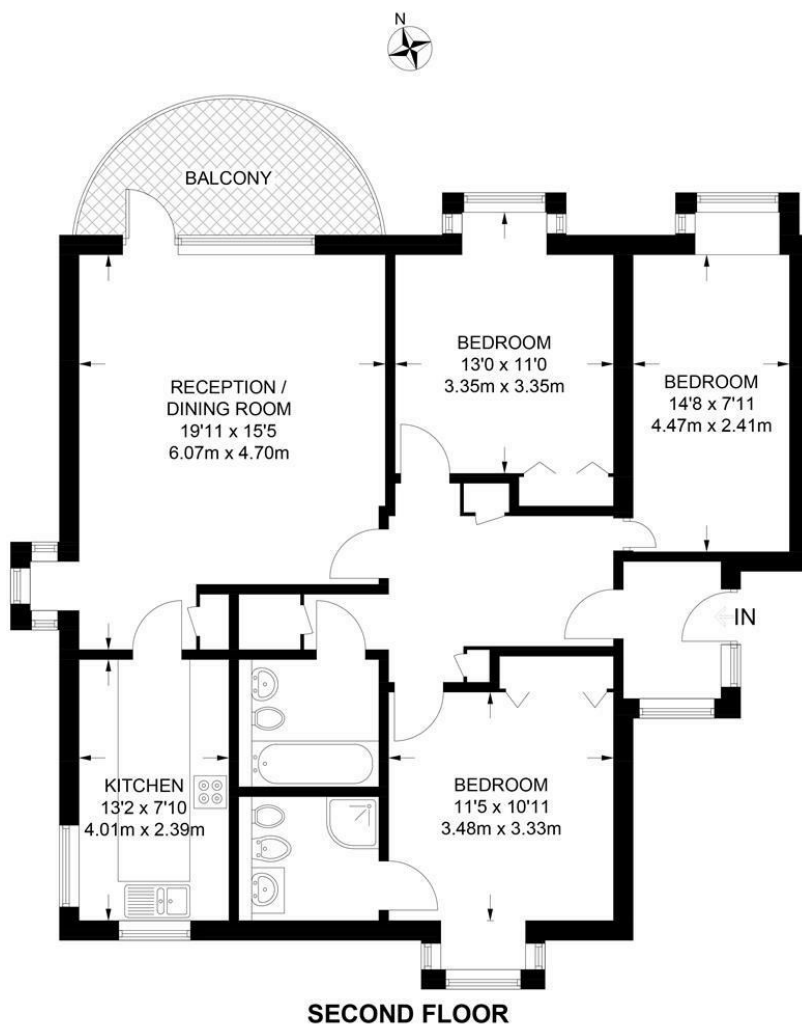
Broadband connection available (information obtained from Ofcom):

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
1110 SQ FT / 103.1 SQ M

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



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

sales@haslams.net
0118 960 1000

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.