HASLAMS Sales

Caversham Wharf

£425,000

Reading, RG1 8DS

3 2 1 C

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.

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- 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

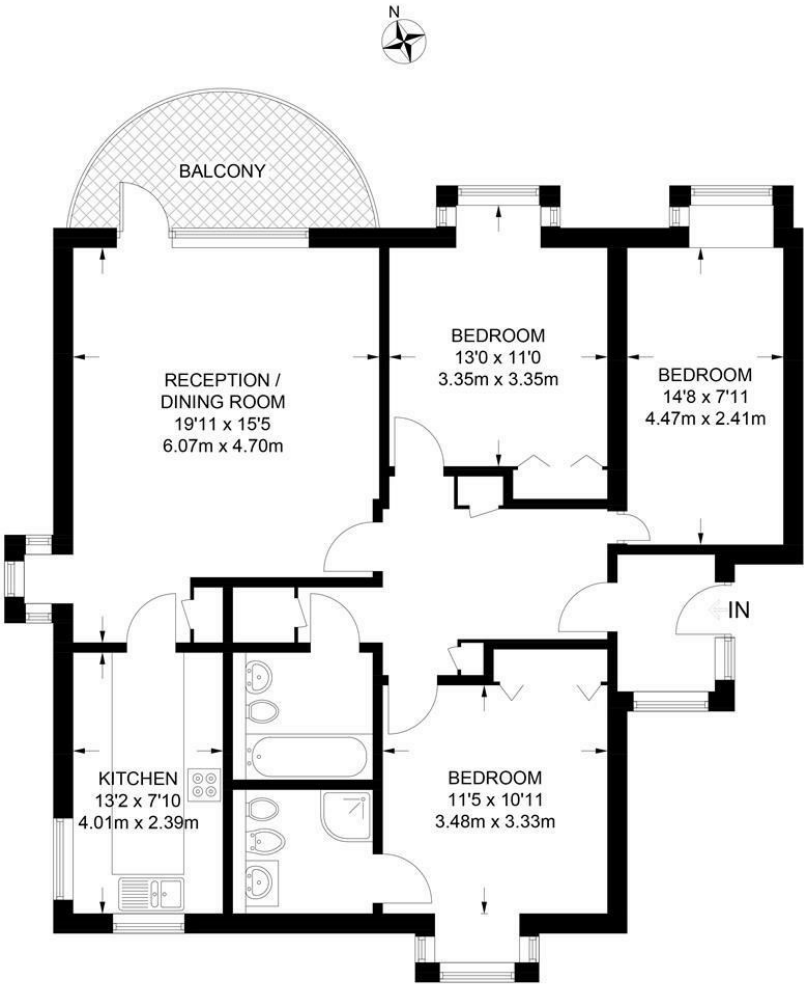
Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

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



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
1110 SQ FT / 103.1 SQ M

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

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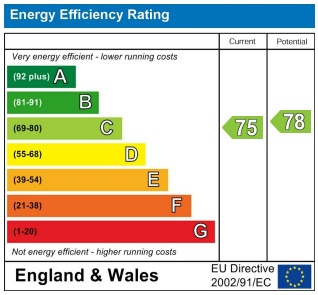

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