NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, Berkshire, RG4 8JB Tel: 0118 948 4040









Abbotsmead Place
Caversham, Reading, RG4 8EQ

£1,200 Per Calendar Month

NEA LETTINGS: A ground floor one bedroom apartment in Crayshaw Court, Abbotsmead Place, which is in the heart of Caversham. The development is set within a retirement development and the tenant must be over the age of 60. The apartment has an large entrance hallway and comprises of one double bedroom, one shower room, a living room and kitchen. EPC RATING B.

Crayshaw Court was purpose built for retirement living, the development includes 54 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. The independent living development includes a homeowners' lounge, landscaped garden with decked area and seating, a self-op laundry facility and mobility scooter storage. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability. There is an active Resident's Association and many opportunities to socialise.

Please note that all prospective tenants must provide proof that they are over 60 and meet with the house manager to assess whether the accommodation is suitable for their independent living needs.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Abbotsmead Place, Reading, RG4 8EQ

- NEA Lettings
- Purpose built apartment
- Unfurnished or Furnished, landlord is flexible
- Parking can be reserved for £250 per year via the house manager
- EPC Rating B
- Caversham
- One Bedroom
- Communal living room & grounds
- Council tax band D
- Available 6th January

Entrance Hall



The front door benefits from a spy hole and opens into the entrance hall, the 24-hour Tunstall emergency call system and controlled access entry phone unit is situated in the hall, there are also illuminated light switches. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the bedroom, living room and shower room. Furniture includes a small hallway table and umbrella stand.

Living room



A beautifully presented and spacious carpeted living room with a feature fireplace. Double glazed windows allowing an abundance of natural light. TV and telephone points, Sky/Sky+ connection point, plus raised electric power sockets. Partially glazed door leads onto a separate kitchen. Furniture includes Dining table & 2 chairs, TV stand, bookecase, 2 x armchairs & 4 x coffee tables.

Kitchen



Fully fitted modern kitchen with tiled floor, stainless steel sink with lever tap just under the window. Built-in electric oven, ceramic hob with stainless steel extractor hood and integrated fridge/freezer.

Bedroom





A spacious carpeted double bedroom with fitted wardrobes with mirrored sliding doors. TV and phone point. Furnitire includes dressing table & chair, 2 x bedside cabinets.

Shower room





Fully tiled, fitted white suite comprising of walk in level access shower and glazed screen with thermostatically controlled shower unit and grab rails. Low level WC, vanity unit with wash basin and storage beneath, mirror with light and shaver socket above. Emergency pull cord.

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Crawshay Court: Assisted Living





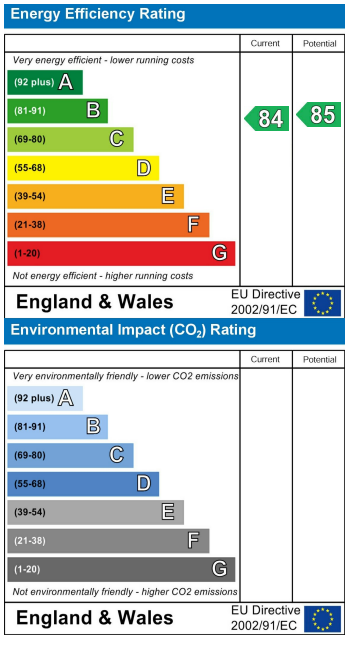

The development has an on-site House Manager and a 24-hour emergency call system. Residents can call for assistance using a personal pendant alarm or the call points in the flat's entrance hall, bedroom and shower room. Additional call points are located throughout the development.

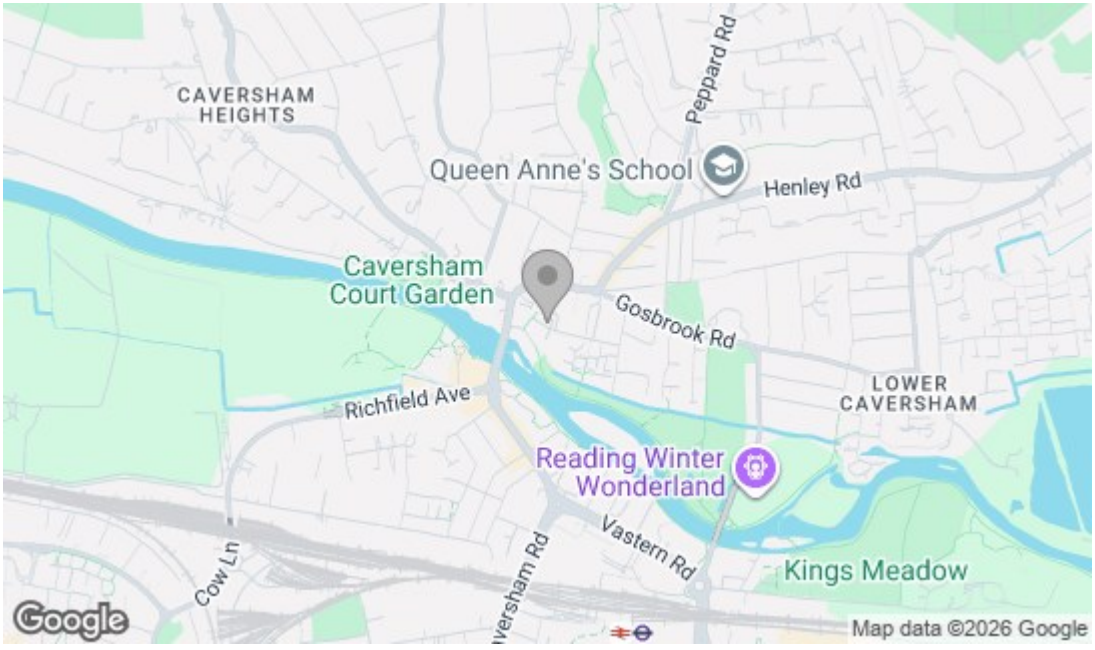
Residents can relax in the communal lounge or enjoy the landscaped gardens, which feature a decked terrace with seating. There is a video entry system, lift access to all floors, a communal laundry room and mobility scooter storage with charging points. A guest suite is available for visiting family and friends at an additional cost.

Situated in the heart of Caversham, the development is close to Waitrose, Iceland, cafés, restaurants and hair salons. Pharmacies, local care providers and an NHS GP practice and health centre are also nearby.

Furniture
The landlord is offering the following items for optional purchase by the incoming tenant:
- Furniture listed separately in the brochure - £1 for all listed items, excluding the bed and mobility scooter. At the end of the tenancy, the landlord may offer to buy back the listed furniture for £1. You are free to accept or decline.
- Bed £1000.00
- Mobility scooter £800.00

Any purchase will be agreed separately and paid directly to the landlord. You can rent the flat without buying any of these items. Any items you buy will belong to you and can be taken with you when you move out.





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