

# NEA

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*Sales & Lettings*

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## The Mount Caversham, Reading, Berkshire RG4 7RE

**Chain Free £594,950**

Set within this highly sought after modern development in central Caversham is this luxury two double bedroom garden apartment. The property boasts a modern and stylish 'Mark Wilkinson' kitchen, wood flooring and views back over the Reading skyline. Externally there is an easy to maintain southerly facing garden that is ideal for summer entertaining. The apartment is set within attractive grounds and has the benefit of off road parking. The apartment has no onward chain and viewing is highly recommended to appreciate the space on offer.

# The Mount, Reading, Berkshire RG4 7RE

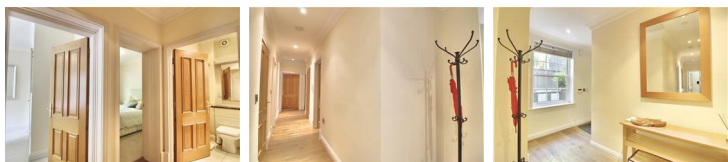
- Chain free
- Sought after luxury development
- Short Walk To Reading Mainline
- Allocated parking
- EPC Rating C
- Easy access to central Caversham
- Two Double Bedrooms
- Stylish 'Mark Wilkinson' kitchen
- Council Tax D
- Great living space

## Communal entrance



A great sized communal entrance with stairs and lift to own front door.

## Hallway



A good sized hallway with stripped wooden floors, storage cupboard and doors to:

## Living Room

21'11" x 17'0" (6.7m x 5.2m)



A great sized living room with double glazed patio doors to the patio and garden, wood flooring, attractive ornamental fire place and ample space for a dining table.

## Kitchen

11'1" x 9'2" (3.4m x 2.8m)

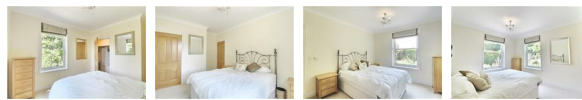


A Stylish Mark Wilkinson fitted kitchen with ample wall and base units, that include an electric oven, gas hob, microwave,

fridge freezer, dishwasher, washing machine and a double sink with drainer. Tiled floor, splash backs and a sash window to the rear.

## Bedroom One

13'1" x 9'10" (4.0m x 3.0m)



A light and airy dual aspect bedroom with views over the patio garden, carpeted and fitted wardrobes.

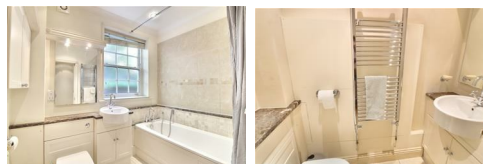
## Bedroom Two

9'10" x 8'10" (3.0m x 2.7m)



A good sized room with a window to the side overlooking the patio garden, carpeted and fitted wardrobe.

## Bathroom



Modern and stylish bathroom comprising of a paneled bath with hand held shower plus separates shower over bath, sink, WC and a towel rail. Tiled floor and a frosted window to the rear.

## Cloakroom

Comprising of a WC and a wash hand basin.

## Patio



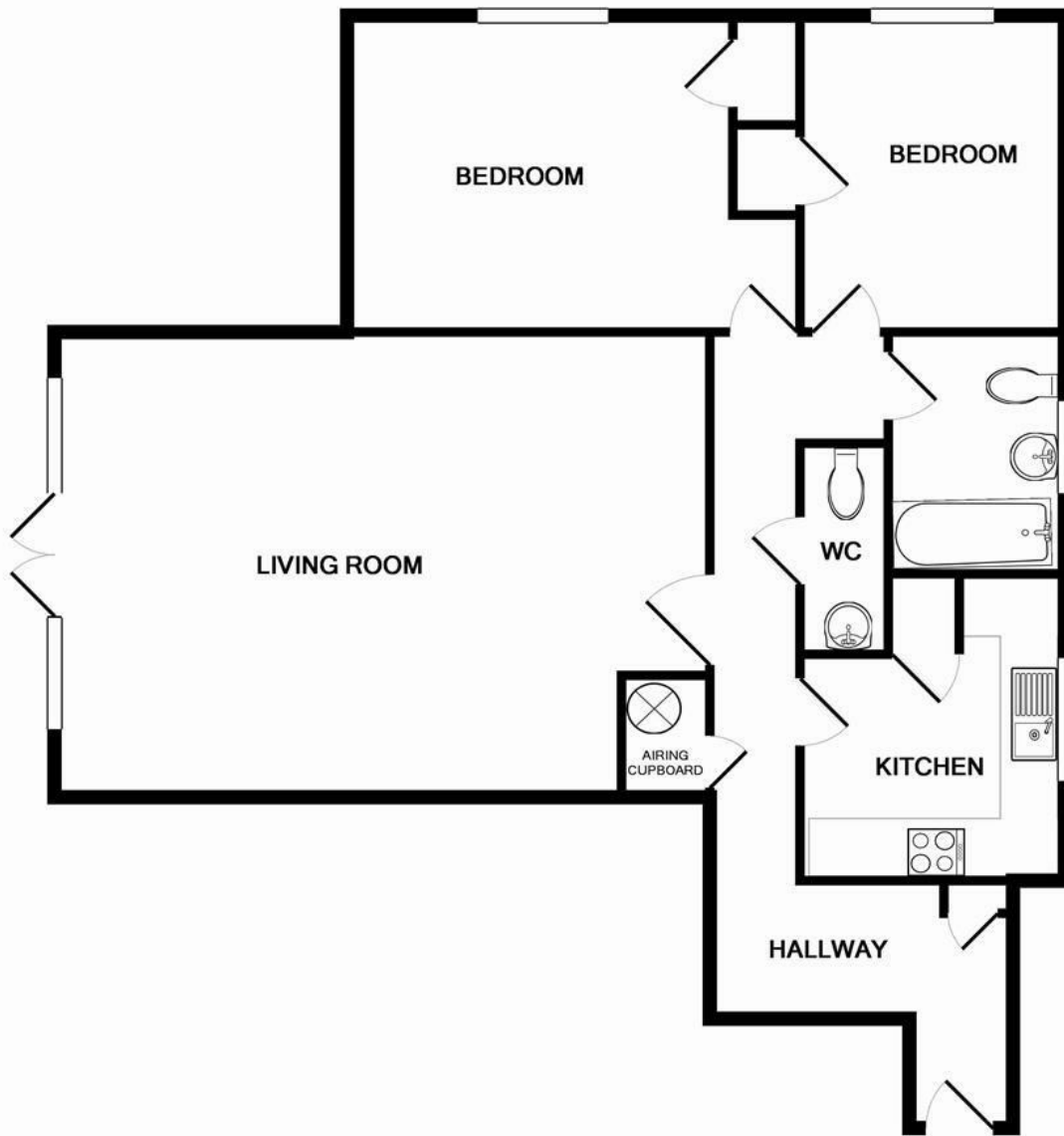
A private paved patio garden that wraps around the apartment that is perfect for summer entertaining, shrub boards and views back over the Reading skyline.

## Tenure

Lease: 125 from 2006

Service charge: £1650 P/A

Ground rent: N/A



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

