



**Priory Avenue
Caversham, Reading, RG4 7SN**

Chain Free £80,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: A retirement apartment situated on the first floor of this popular development for the over 65's set within the heart of Caversham located only moments from the shops and the River Thames. The property benefits from one double bedroom, bathroom, large living room, bathroom and kitchen. There is a part time on site warden, off road parking, residents lounge and kitchen, guest suite for visitors and communal gardens. Offered with no onward chain.

Priory Avenue, Reading, RG4 7SN

- Central Caversham
- Communal gardens
- Off street parking (not allocated)
- Resident's lounge and kitchen
- Council tax C
- Chain Free
- Retirement development for the over 65's
- One double bedroom allocated
- On site warden
- EPC rating B

Communal entrance

A good sized communal entrance through the residents lounge, stairs and lift to the first floor.

Hallway

A good sized hallway, carpeted and cupboard housing the hot water system. Doors to living room, bedroom and bathroom.

Bedroom



A larger than average double bedroom with carpet, fitted wardrobe and window overlooking communal grounds.

Bathroom



A large carpeted bathroom with window overlooking the side of the development. Three piece suite comprising of wash hand basin set into vanity unit, bath with shower over and W.C.

Living room



A spacious living room with carpet, window overlooking communal grounds and double doors to kitchen.

Kitchen



A good size kitchen with vinyl flooring, ample eye and base level units, electric oven and hob, and window overlooking communal grounds. Recess for the free standing washing machine and fridge freezer.

Communal grounds



Peaceful and quiet communal garden, mostly laid to lawn with bench seating.

Tenure

Service charge: £1858 for six months

Ground rent: £339.79 for six months

Term: 125 years from 1 July 1999

Services

Water. Mains

Drainage. Mains

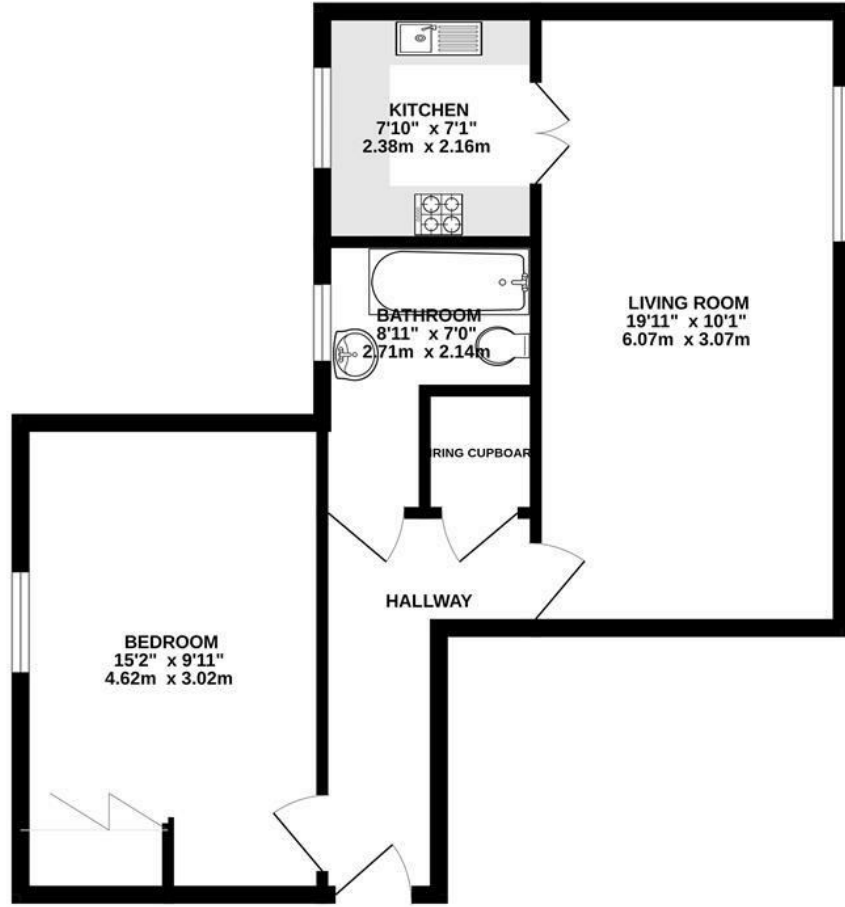
Electricity. Mains

Heating. Electric

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

FIRST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) 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			
EU Directive 2002/91/EC		82	83
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

