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









Sheldon Rise
Caversham, Reading, RG4 7AU

£245,000

BRAND NEW 990 YEAR LEASE & PEPPERCORN GROUND RENT ON COMPLETION: Set in the quiet but popular Sheldon Rise which is tucked away in the Hemdean Valley, very close to Bugs Bottom nature reserve is this ground floor, one bedroom apartment. The property benefits from a good sized double bedroom, stylish open plan kitchen/living room and modern bathroom. The property also benefits from a large and open communal patio. Caversham town centre with its restaurants and shops is a short distance away with Reading an easy journey by public transport. To view the space available call now to view.

Sheldon Rise, Reading, RG4 7AU

- Quiet and peaceful location
- Modern, open plan kitchen, living room and dining room
- Off street parking
- Close to local bus routes
- EPC Rating C
- One large double bedroom
- Stylish bathroom
- Shared patio
- Very easy access to Caversham town centre
- Council Tax band B

Living / dining room
18'9" x 13'2" (5.74 x 4.03)



A private front door opens into an open plan living, dining and kitchen space with wood laminate flooring throughout and French doors to the patio.

Kitchen area



The kitchen is contemporary in style, with ample floor and wall units, a fitted fridge freezer, fitted dishwasher and electric oven, gas hob and stylish extractor with space for a washing machine and door leading to:

Hallway
A hallway with laminate flooring, storage cupboard and doors to the bedroom and bathroom.

Bedroom
10'2" x 13'8" (3.11 x 4.19)



A very good sized double bedroom with a large window overlooking the front of the property that provides plenty of natural light and a good sized, double wardrobe built in.

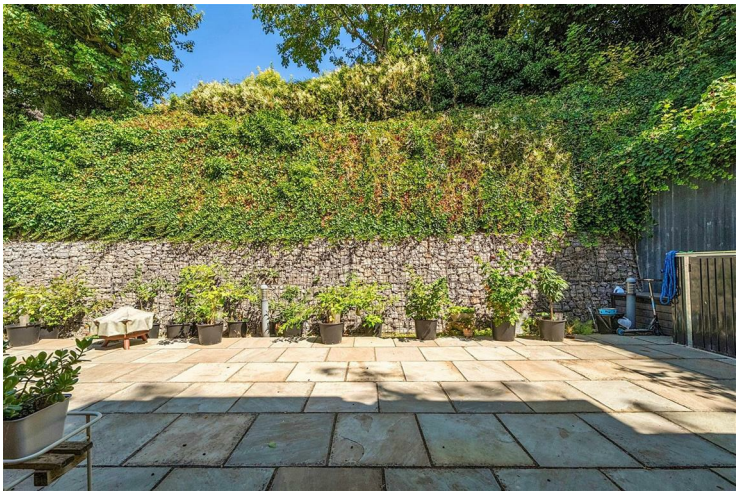
Bathroom
7'3" x 6'9" (2.22 x 2.06)



A modern and stylish bathroom comprising a bath with shower, sink, WC, tiled floors and walls with a frosted window to the front of the property.

Sheldon Rise, Reading, RG4 7AU

Patio



A smart and well maintained, shared patio leading to the front door.

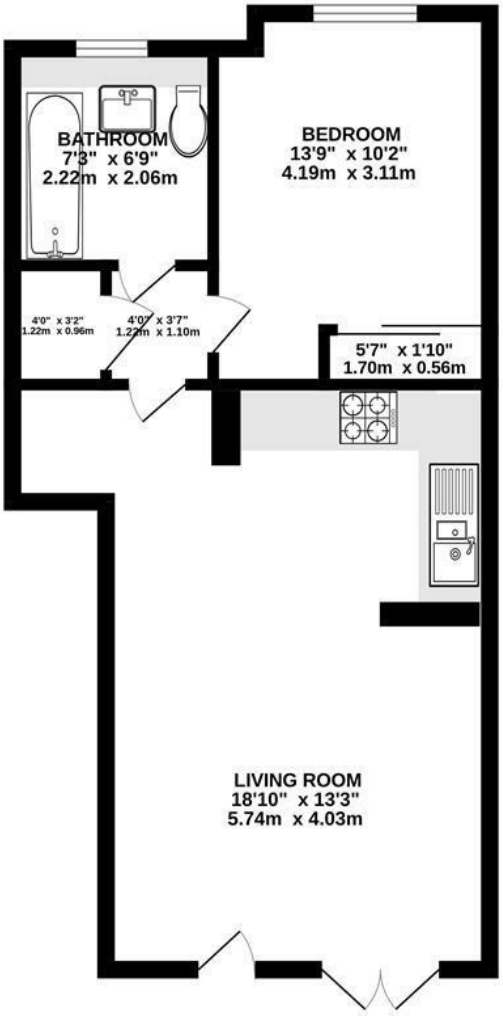
Tenure
Lease length - currently 99 years from 2009 - will be 990 years on completion
Service charge - £502.31 per six months
Ground Rent - currently £250 rising to £400 after 25years but will be peppercorn on completion

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

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

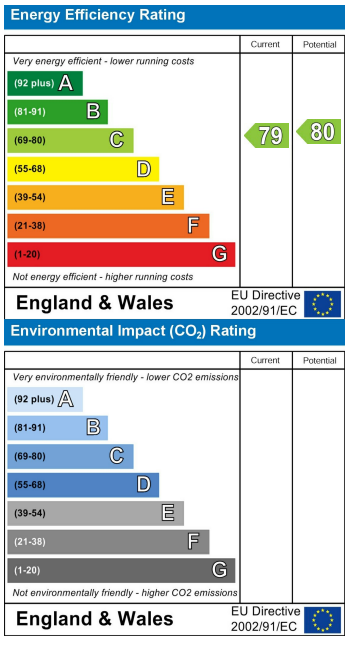
Broadband. Ultrafast, information obtained from Ofcom

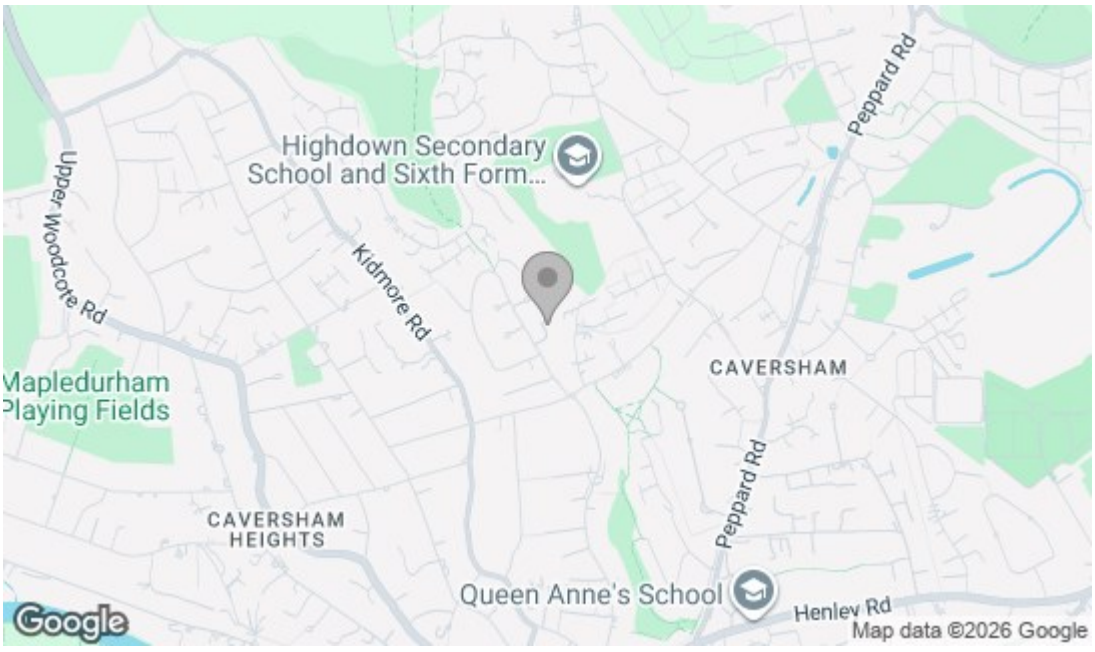
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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.
Made with Metropix ©2026





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