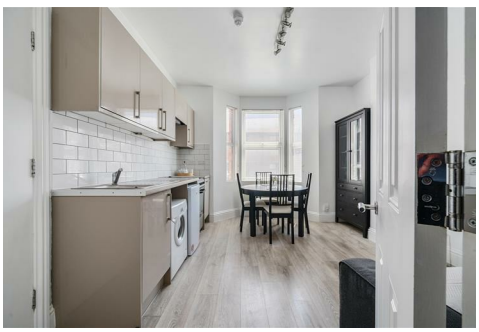
NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



Prospect Street
Caversham, Reading, Berkshire RG4 8JN

Chain Free £160,000

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT & CHAIN FREE: Situated in this central Caversham location is this stylish one double bedroom flat set within this period conversion that has been recently redecorated. NEW 999 year lease with NO GROUND RENT. The property boasts a modern kitchen with an open plan living and stylish shower room. To the rear there is a great sized communal garden with rear access and a private storage shed.

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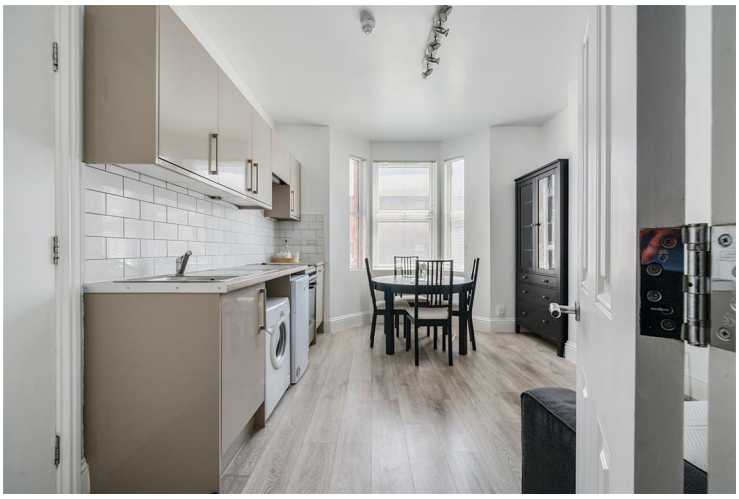
- Central Caversham
- Modern kitchen
- En suite bathroom
- Walking Distance to Reading Mainline
- Council Tax Band A
- Bay fronted conversion
- One bedroom flat
- Shared communal garden
- EPC Rating D
- Chain free

Living room
15'1 x 11'5 (4.60m x 3.48m)

A spacious living room double glazed bay window to the front allowing plenty of natural light, laminate wood flooring and electric heater. Open plan to kitchen.

Kitchen area



A modern and stylish kitchen with ample wall and base units with roll top work surfaces. Inset stainless steel sink and drainer, four ring hob, oven, extractor, slim line dishwasher, fridge freezer and washing machine. Tiled splash backs, laminate wood flooring and video entry phone system.

Bathroom

A modern and stylish shower room comprising of a shower cubical, low level WC, wash hand basin with mixer tap a heated towel rail. Extractor, tiled floor and fully tiled walls with marble effect porcelain.

Bedroom
11'10 x 9'5 (3.61m x 2.87m)

A good sized carpeted bedroom with a double glazed door to the rear leading to a shared patio and steps to the communal rear garden.

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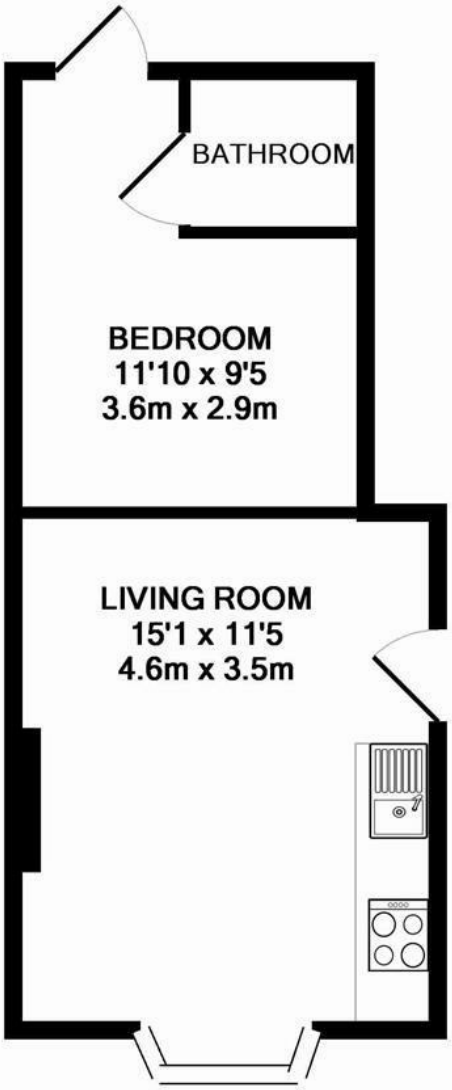
Communal Garden

A communal garden with a storage shed for each flat.

Tenure
Lease. 999 years
Service charge: £575.80 pa
Ground rent £0
Parking. NO PARKING AVAILABLE



TOTAL APPROX. FLOOR AREA 272 SQ.FT. (25.3 SQ.M.)

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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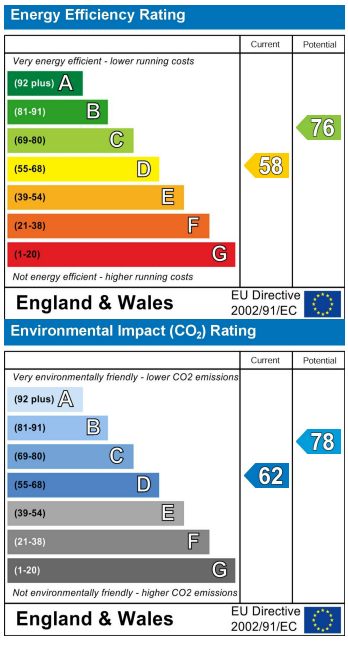

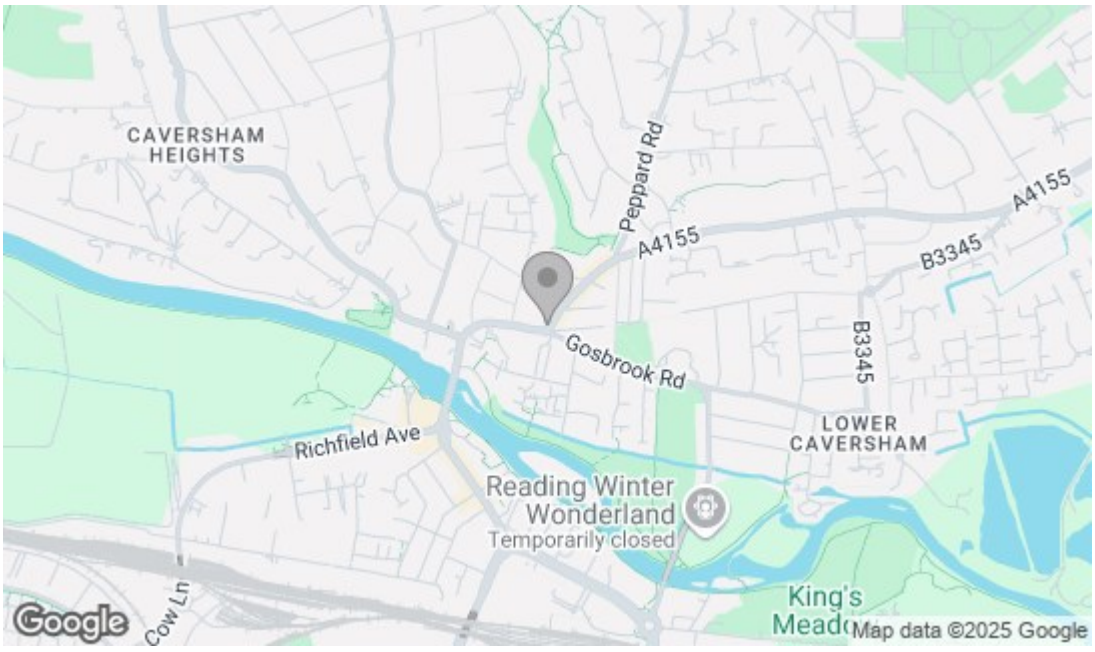

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