



**Crendon Court
Caversham, Reading, RG4 8BE**

Chain Free £200,000

CHAIN FREE. RIVER THAMES VIEWS: This one bedroom, second floor apartment is set in the heart of Caversham in a quiet development overlooking Christchurch Meadows and the River Thames. The property is a short walk to Caversham Town Centre with its shops and restaurants and about a ten minute walk to Reading Station with its fast links to Paddington and the Elizabeth Line. The property benefits from a double bedroom, good sized living room, bathroom and kitchen. To appreciate the space available, please call to book an appointment.

Crendon Court, Reading, RG4 8BE

- Central Caversham location
- Chain Free & walking distance to the station
- Great views of Christchurch Meadows and the River Thames
- Ideal first time buy or rental investment.
- One double bedroom
- EPC rating C
- Garage parking in block
- Good sized living room and a separate kitchen
- Long lease and share of freehold
- Council Tax band B

Communal entrance

Communal entrance with secure fob entry system and stairs to all floors.

Hall

Carpeted entrance hall with doors to bedroom, bathroom and living room.

Living Room

18'3" x 10'0" (5.58 x 3.05)



Offering great views of Christchurch Meadow, the river Thames and the Reading skyline is this light and airy room, carpeted and a door to the kitchen.

Kitchen

9'0" x 6'5" (2.76 x 1.96)



A good sized kitchen with ample wall and base units with roll top work surfaces with an inset sink and drainer, recess for the oven and hob, washing machine and fridge freezer. There is a good sized window to the rear offering views over the River Thames, Christchurch Meadows and the Reading skyline. Tile effect flooring and splash backs.

Bedroom

9'6" x 9'1" (2.92 x 2.78)



A spacious carpeted double bedroom with a good sized built in wardrobe with sliding mirrored doors and a good sized window overlooking the entrance to the property.

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Bathroom

7'9" x 6'5" (2.38 x 1.96)

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

Broadband. Ultrafast, information obtained from Ofcom



A good sized bathroom with a bath, sink, WC, vinyl flooring, part tiled walls and built in airing cupboard.

View



A great views over the Christchurch Meadow, the river Thames and the Reading skyline.

Garage

Single garage in block.

Tenure

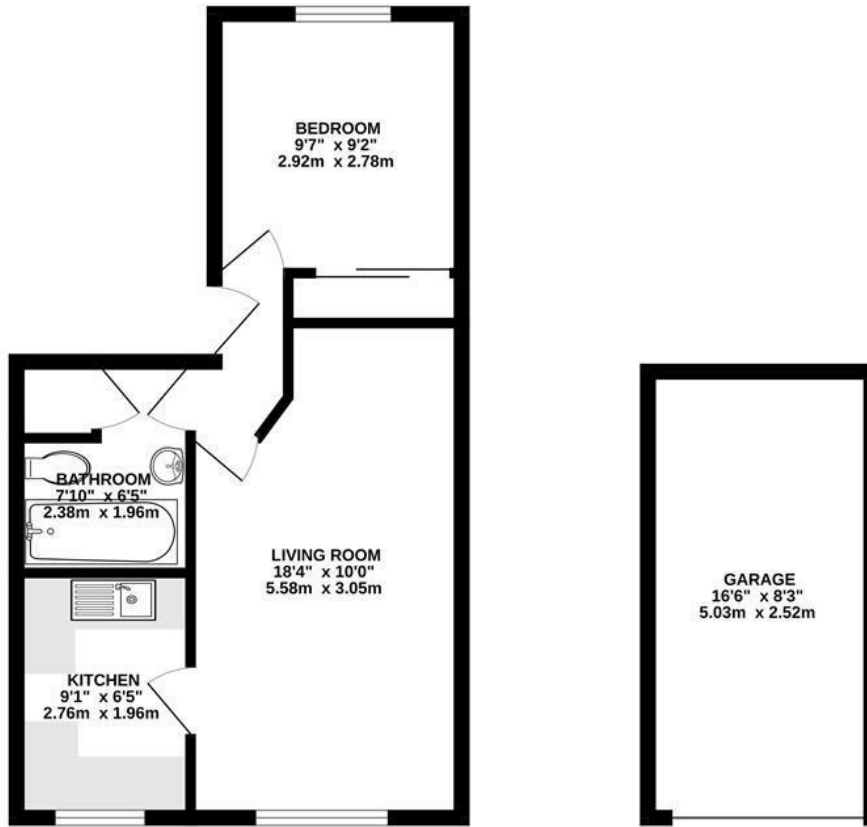
Lease: 999 years from 2004
Service charge: £1091.28 PA
Ground rent: Peppercorn

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electric

Appliances: All the appliances are untested

SECOND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA: 420 sq.ft. (39.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		

