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









Cavendish Road
Emmer Green, Reading, Berkshire RG4 8XY

Chain Free £200,000

CHAIN FREE, An ideal first time buy or rental investment with a Share of the freehold. Set within this modern development, only moments away from Emmer Green shopping, that offers views over the communal gardens is this modern and stylish one bedroom apartment. The property offers a good sized living room with an open plan kitchen, double bedroom and a modern bathroom. In addition there is an allocated parking space. To appreciate the space on offer call, now to view.

Cavendish Road, Reading, Berkshire RG4 8XY

- Chain free
- Modern apartment only moments from Emmer Green precinct
- Ideal first time buy or rental investment
- One double bedroom
- Modern open plan kitchen
- Open living room
- Off road parking
- Stylish bathroom
- EPC rating C
- Council tax B

Communal entrance
A good sized communal entrance with stairs to the first floor.

Hallway
Good sized entrance hall with wood flooring and doors to bedroom, bathroom and living room.

Living room
12'9" x 11'8" (3.89 x 3.56)



A very good sized, carpeted living room, open to the kitchen with Juliet balcony overlooking side of the property.

Kitchen
7'9" x 7'6" (2.38 x 2.3)



A good sized kitchen with ample floor and eye level units, a good amount of work surfaces, built in oven, hob, extractor, washing machine, dishwasher and fridge with freezer compartment.

Bedroom
13'1" x 12'1" (4 x 3.7)



A very spacious, carpeted double bedroom with built in wardrobe and a large window overlooking the side of the property.

Bathroom
9'7" x 7'2" (2.94 x 2.2)



A modern and well presented bathroom with WC, sink and bath with shower.

Tenure
Lease length - 125 years from 1st Jan 2005 with a Share of the freehold in Cavendish court mgt LTD.
Ground rent - £50
Service charge - £45 PCM £540 PA Inc the Ground rent

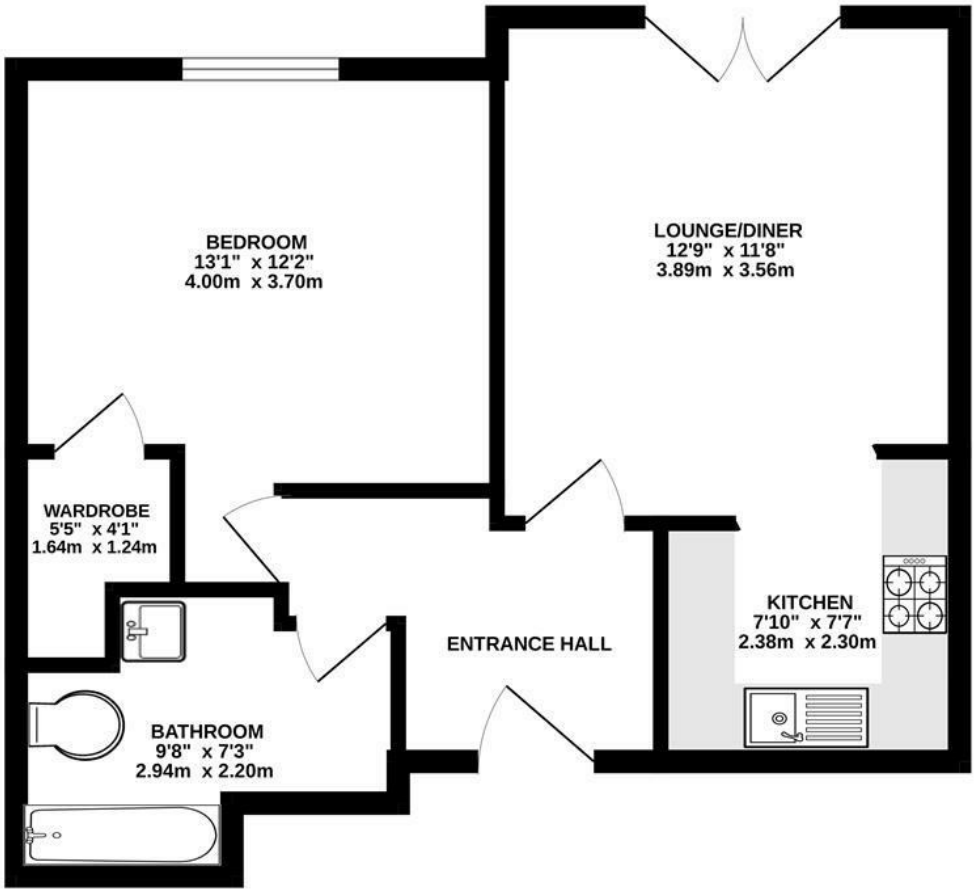
Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electric

Appliances: All the appliances are untested

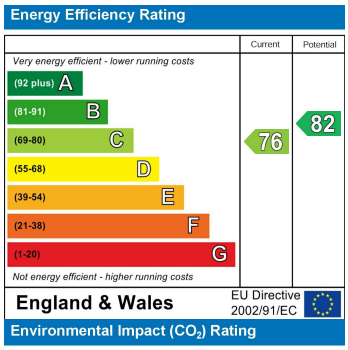
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

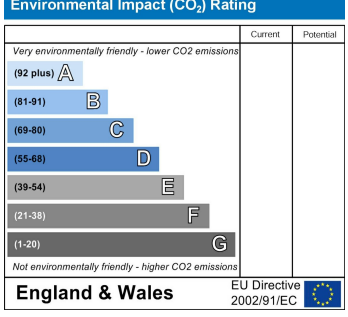
Broadband. Ultrafast, information obtained from Ofcom

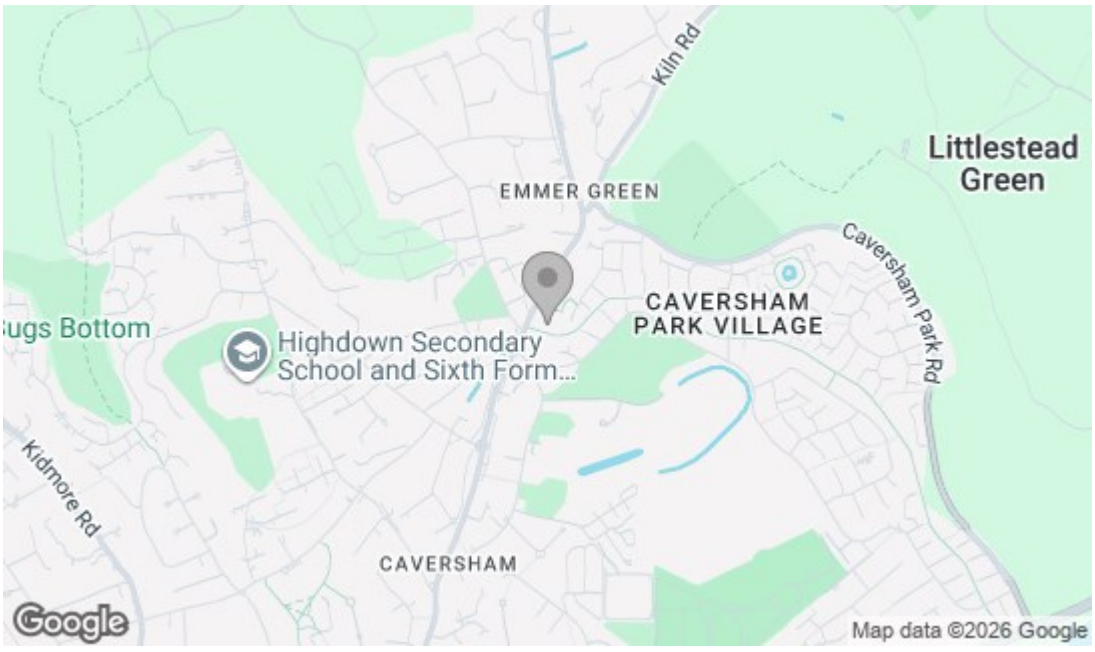
FIRST FLOOR



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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