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 £145,000

AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT WITH AN 8% YEILD: NO CHAIN: Set within this central Caversham location is this light and airy one double bedroom apartment. The property boasts a modern & stylish semi open plan kitchen, good sized living room and a stylish en-suite shower room. To the rear there is a communal garden with a storage shed. To appreciate the space and location call now to view.

Prospect Street, Reading, Berkshire RG4 8JN

- Central Caversham
- One bedroom flat
- Modern Kitchen
- Easy access to central Reading and the train station
- Council Tax Band A
- Chain free
- Stylish shower room
- Communal garden
- EPC Rating D
- 999 Year lease.

Communal entance
A good sized communal entrance with door to the communal garden and stairs to the 1st floor:

Entrance
Wood effect flooring, entry phone system, open to the kitchen area and living room

Kitchen area
8'9 x 5'0 (2.67m x 1.52m)
A modern and stylish kitchen with ample wall and base units with wood effect surfaces. Inset stainless steel sink and drainer, four ring hob, oven, extractor, slim line dishwasher, fridge freezer and washing machine. Tiled splash backs and laminate wood flooring.

Living room
11'9 x 9'10 (3.58m x 3.00m)



A good sized living room with a double glazed window to the front allowing plenty of natural light, laminate wood flooring, door to bedroom.

Bedroom
11'11 x 9'6 (3.63m x 2.90m)



Offering views over the rear garden is this light and airy room, carpeted, door to fire exit, door to en suite.

En suite
4'5 x 4'1 (1.35m x 1.24m)



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

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Communal garden



A good sized communal garden with rear access and a storage shed.

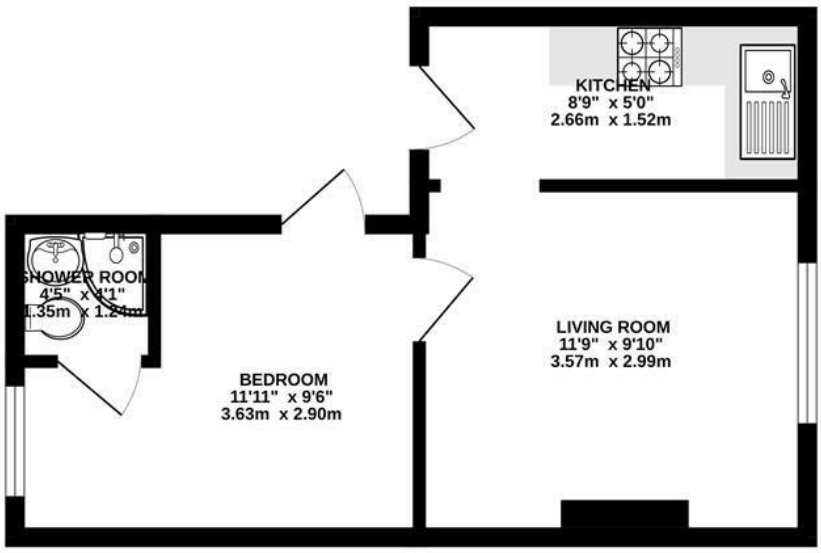
Tenure
Service charge: £61.31 PCM inc buildings insurance
Ground rent: Peppercorn
Lease: New 999 year lease
Parking. No parking available

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

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

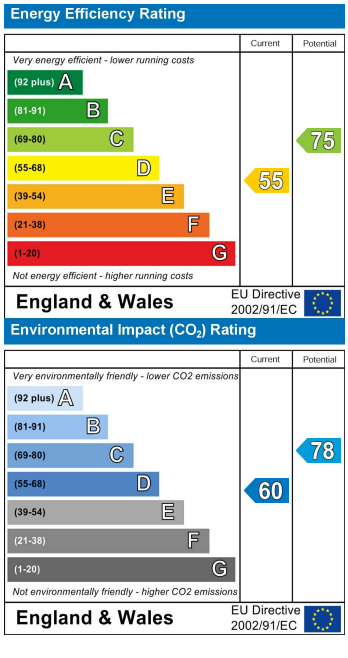
Broadband. Superfast, INFORMATION obtained from Ofcom

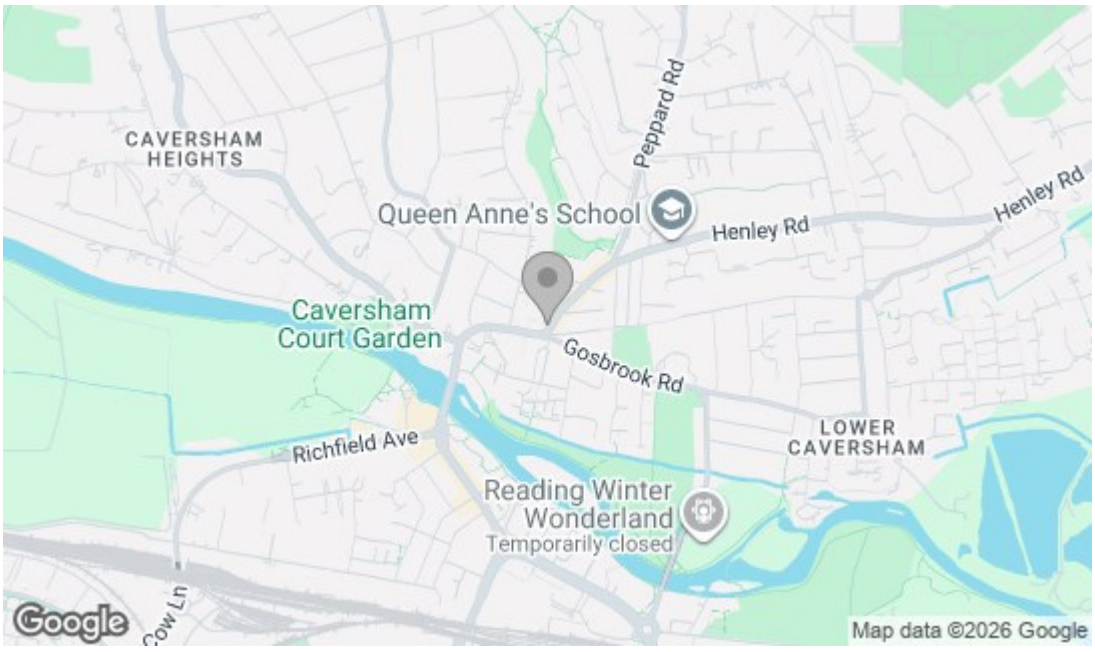
FIRST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 291 sq.ft. (27.1 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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