

**George Close
Caversham, Reading, Berkshire RG4 5EW**

£225,000

Set within this sought after modern development nestled just off Grosvenor private road is this larger than average high specification one double bedroom (750sqft) top floor apartment with a lift. The property boasts a spacious living room, stylish bathroom, modern 19' semi open plan kitchen/diner and a good sized bedroom with a large walk in wardrobe. Externally there is a well maintained communal garden and an allocated parking space. To appreciate the space on offer viewing is essential call now to view.

George Close, Reading, Berkshire RG4 5EW

- Spacious top floor apartment
- Walk in wardrobe
- Allocated parking
- Pleasant communal gardens
- Council tax band C
- Large double bedroom
- Spacious and bright kitchen/diner
- Secure bike storage
- Private road location
- EPC Rating TBC

Communal entrance

A welcoming entrance with lifts and stairs to the first floor

Hallway

Carpeted hallway with doors leading to the kitchen/diner, bathroom and bedroom along with built in storage and airing cupboard.

Kitchen/diner

19'8" x 13'5" (6.00 x 4.1)



A spacious and modern kitchen with loads of light from the velux windows, tiled floor, built in oven, hob and extractor, washing machine, dishwasher and under counter fridge and freezer.

Living room

14'1"x 13'9" (4.3x 4.2)



A good sized, carpeted living room with lots of natural light from the velux windows and the Juliet balcony overlooking the garden.

Bedroom

16'4" x 10'9" (5.0 x 3.3)



Very good sized carpeted bedroom with large window overlooking the front of the property and large, walk in wardrobe.

Bathroom

8'1" x 10'2" (2.48 x 3.12)



Stylish and modern bathroom with vinyl flooring, bath with shower, WC, sink and window to the front of the property.

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Communal grounds



Very nicely maintained communal grounds with plenty of lawn and garden space, allocated parking to the front and secure bike storage.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. gas

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

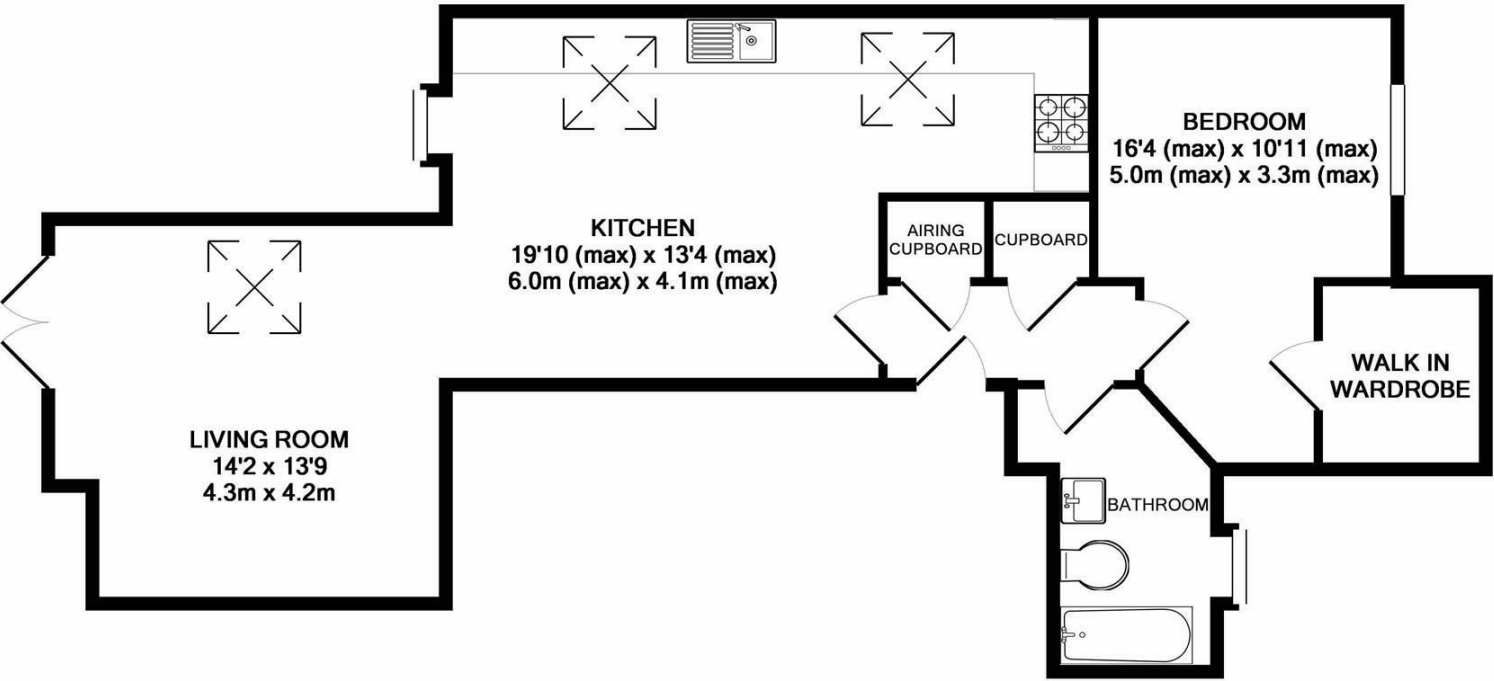
Broadband. Ultrafast, obtained from Ofcom

Tenure

Lease: 125 years from January 2005

Ground Rent: TBC

Service charge: £3059.58 per annum



TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 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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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		
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