



**Meadow Way
Caversham, Reading, Berkshire RG4 5LY**

Chain Free £220,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £220,000 to £235,000: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Set within this quite location that offers easy access to the center of Caversham and Reading mainline station with its fast links to London is the larger than expected apartment. The property is situated on the top floor, boasts two double bedrooms and two bathrooms (one en-suite). There is a good sized living room with a 'Juliet' style balcony and a modern semi open plan kitchen. In addition there is the right to park one car off road. To appreciate the space on offer call now to view.

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- Chain free
- Two double bedrooms
- Good sized living room
- Easy access to central Caversham
- EPC rating C
- Top floor apartment
- Two bathrooms (one en-suite)
- Semi open plan modern kitchen
- Shared parking
- Council tax band C

Communal entrance

A good sized communal entrance with stairs to the top floor.

Hallway

A good sized hallway with laminate wood flooring, entry phone, storage cupboard and a cupboard housing the hot water cylinder.

Bedroom one

13'2 x 10'6 (4.01m x 3.20m)



A good sized double bedroom with a double glazed window to the side, carpeted and ample space for wardrobes and door to the en suite.

En-suite

6'9 x 4'0 (2.06m x 1.22m)



A modern shower room comprising of a shower, WC, wash hand basin, part tiled walls, tiled floor extractor and a heated towel rail.

Bedroom two

13'2 x 8'2 (4.01m x 2.49m)



Offering views to the side is this good sized double bedroom, carpeted and ample space for wardrobes.

Bathroom

7'4 x 5'7 (2.24m x 1.70m)



A spacious bathroom comprising of a paneled bath, wash hand basin and WC. Frosted window to the side, tiled floor and part tiled walls.

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Living room

16'8 x 10'8 (5.08m x 3.25m)



A good sized room with double glazed windows and doors the 'Juliet' style balcony, carpeted and semi open plan to the kitchen.

Kitchen

10'7 x 7'4 (3.23m x 2.24m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, induction hob with four zones, oven, extractor, fridge freezer, washing machine and a dishwasher. Tiled splash backs and window with views back towards Caversham.

Tenure

Lease. 150 years from 2005

Service charge: £1873.87 PA

Ground rent: £172.90 PA reviewed every 10 years.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

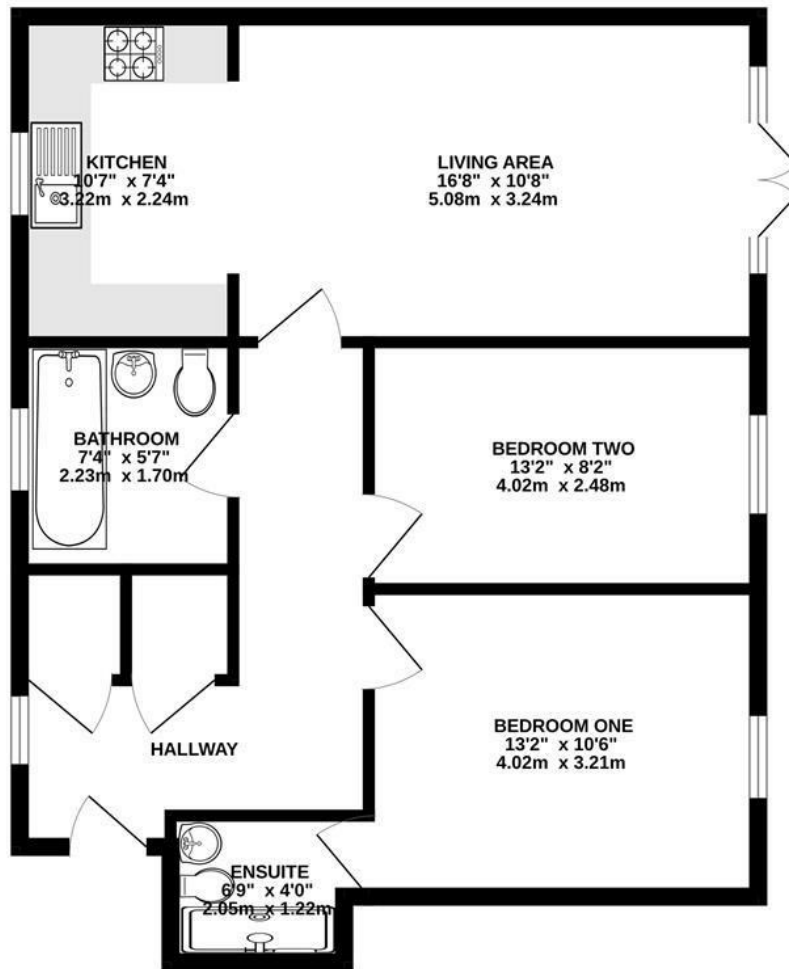
Heating. Electric

Appliances: All the appliances are untested

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

Broadband. Superfast, information obtained from Ofcom

TOP (2ND) FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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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		
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