



**Priest Hill**  
**Caversham, Reading, Berkshire RG4 7RQ**

**Chain Free £144,950**

Set within this sought after development for the over 55's is this recently refurbished GROUND FLOOR apartment that offers easy access to central Caversham with its popular shops, amenities and Thames side walks. The property boasts direct access to the patio and communal gardens. Internally there is a good sized living room, double bedroom with ample fitted wardrobes, modern kitchen and a stylish shower room. There are attractive communal gardens, ample residents parking and visitors parking. To appreciate the space on offer call now to view.

## Priest Hill, Reading, Berkshire RG4 7RQ

- Chain free ground floor • Over 55's only apartment
- Easy access to central Caversham & Recently refurbished
- Direct access to garden patio
- Good sized double bedroom
- Modern kitchen & a good sized living room
- Stylish shower room
- Residents and visitor parking
- EPC rating C
- Council tax B

### Entrance

The property is easily accessed from Priest Hill through attractive communal gardens. To the front of the property there is storage cupboard and front door that leads to the hallway.

### Hallway



A spacious, carpeted entrance hall with doors to the living room, bedroom, bathroom, kitchen and airing cupboard.

### Bedroom

11'7 x 8'5 (3.53m x 2.57m)



A good sized, carpeted double bedroom with a large window to the front of the property and built in wardrobes.

### Living room

12'10 x 12'4 (3.91m x 3.76m)



A large, carpeted living room with feature fireplace and patio doors leading to the garden.

### Kitchen

12'10 x 6'7 (3.91m x 2.01m)



Galley style kitchen with carpet tiles, plenty of eye level and base units with roll top work surfaces, inset sink and drainer, built in oven, hob and extractor with space for a fridge freezer and washing machine with window overlooking the garden.

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## Shower room

7'5 x 6'7 (2.26m x 2.01m)



A modern and stylish shower room with vinyl flooring, shower, WC, sink with storage and frosted window to the front of the property.

## Patio garden and views



A private and easy to maintain garden, mostly laid to lawn with patio area and good views over the valley.

## 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

## Tenure

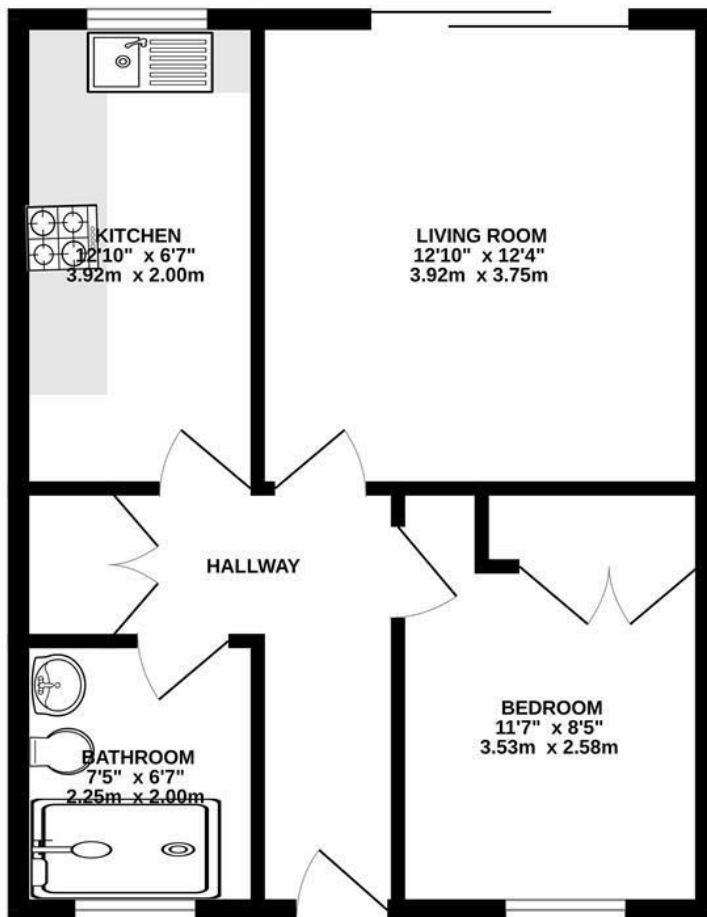
Leasehold

Lease length - 125 years from 24th June 1989

Service charge - £1747.89 per year

Ground Rent - peppercorn

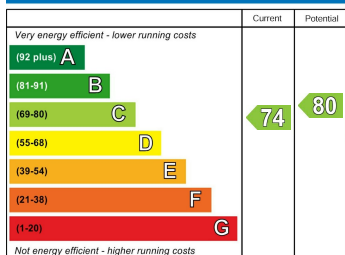
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.8 sq.m.) approx.

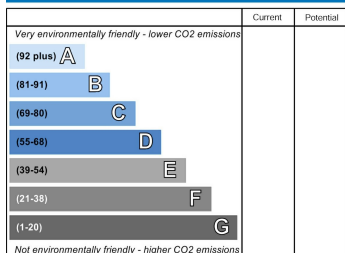
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

