



**Send Road  
Caversham, Reading, Berkshire RG4 8EH**

**Guide Price £195,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE OF £195000 TO £210000. CHAIN FREE:** Ideal first time buy or rental investment with a 997 YEAR LEASE. Set within this sought after area of Caversham that offers easy access to the central Reading and the local amenities. The property has been recently refurbished throughout and boasts a double bedroom, light and airy living room, separate kitchen and a stylish shower room. To the front there is a communal garden and to the rear there off road parking. To appreciate the space on offer call now to view.

## Send Road, Reading, Berkshire RG4 8EH

- Chain free
- One double bedroom
- Light and airy living room
- Ideal first time buy or rental investment
- Council tax B
- Recently refurbished
- Stylish shower room
- Off road parking
- Communal garden investment
- EPC rating C

### Communal entrance

A good sized communal entrance that leads to the communal garden and front door.

### Hallway



A good sized hallway with wood effect flooring, a storage cupboard that has plumbing for a washing machine and doors to:

### Bathroom

6'9 x 6'5 (2.06m x 1.96m)



A modern and stylish shower room comprising of a walk in shower, wash hand basin and WC. Part tiled walls, frosted window to the front and a heated towel rail

### Bedroom

10'3 x 9'1 (3.12m x 2.77m)



A light and airy room with a double glazed window to the front, carpeted space for wardrobes.

### Living room

11'10 x 10'3 (3.61m x 3.12m)



A bright room with two double glazed windows to the side, wood effect flooring and a door to the kitchen.

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### Kitchen

10'3 x 4'8 (3.12m x 1.42m)



A good sized kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, recess for the oven, hob, fridge and freezer. Wall mounted boiler and a window to the front overlooking the communal garden.

### Communal garden



A good sized communal garden ideal for summer entertaining.

### Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

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

Broadband. Superfast, obtained from Ofcom

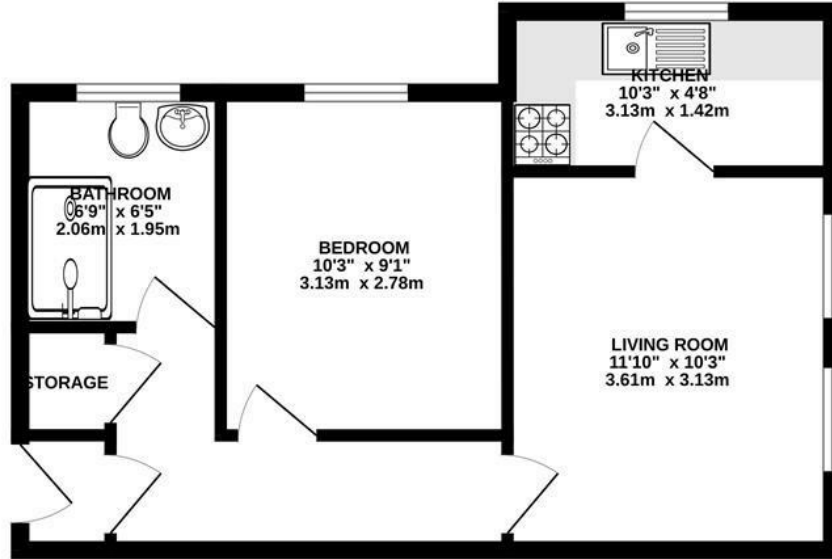
### Tenure

Lease: 999 years from 2023

Service charge: £1038.2 PA

Ground rent: Peppercorn

GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 403 sq.ft. (37.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		73	76
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

