



Blossom Road, , Reading, RG4 7AZ

£70,000

Walmesley

## Blossom Road, , Reading, RG4 7AZ

A well-presented, one bedroom first floor apartment situated in the ever popular area of Caversham Heights offered on a 35% basis. The accommodation comprises; entrance hall, sitting room, kitchen, double bedroom and bathroom. Externally the property boasts allocated parking, communal garden and bike store. Further benefits include gas central heating and loft storage room to the top floor of the building.

Caversham is a popular place to live, with a range of restaurants, bars, supermarkets, boutique shops and a local library, all within easy reach. Caversham and Reading town centres are both within walking distance, as is the River Thames, which provides opportunities for rowing, canoeing, riverside walks and cycle routes. Reading station offers direct services to London (Paddington approx. 25 minutes)

Lease - 103 years remaining

Ground rent - N/A

Service charge - £1160.44 per year

EPC - B

Council tax band - B

<https://moverly.com/sale/CtkDkdpQCj8LWS8ckLdVCv/view>

## Tenure - Leasehold

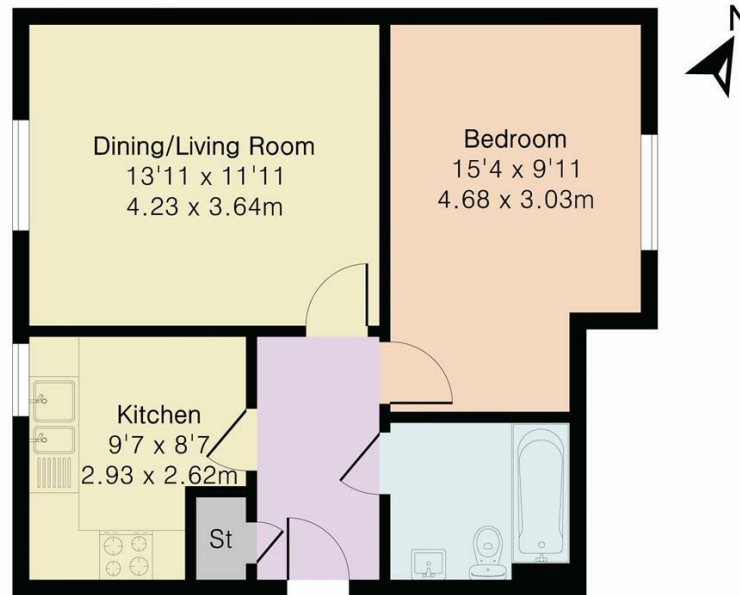




- One bedroom
- Cul-de-sac
- Walking distance to Reading and Caversham centres
- Communal garden
- Allocated parking
- EPC - B
- Gas central heating
- Loft storage room



Approximate Gross Internal Area 504 sq ft - 47 sq m



First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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