



St. Peters Avenue, Caversham, Reading, RG4 7RW

£285,000

Walmsley

## St. Peters Avenue, Caversham, Reading, RG4 7RW

A well-presented ground floor maisonette in a superb setting with impressive communal grounds, approached via St Peters Avenue, one of Caversham's finest tree-lined private roads. The accommodation comprises an entrance hall, a bright sitting/dining room, a contemporary kitchen with wooden counter tops and integrated appliances, a modern bathroom suite with shower, and a spacious double bedroom. Further benefits include replacement sash windows, attractive and extensive communal grounds, and allocated parking. No onward chain.

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).

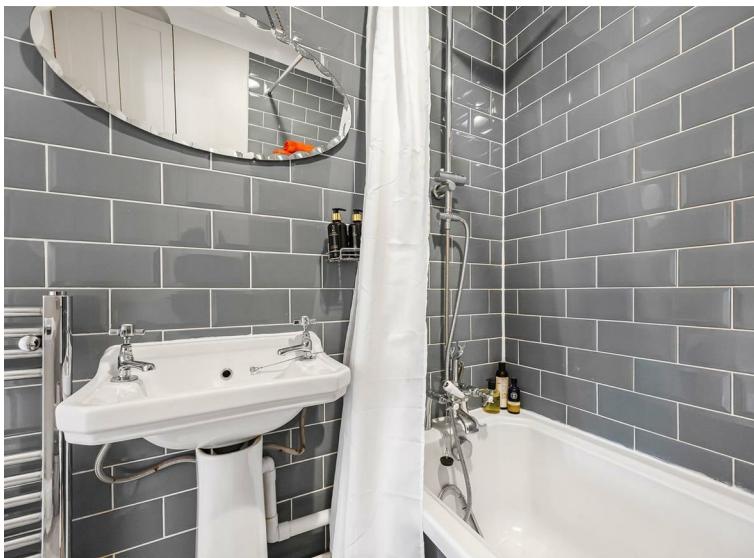
\* Length of the lease: 125 years from 1995; 96 years remaining.

\* Service charge fee £1100 pa

\* £190 a year (Subject to increase. Rent review: 25 years; Increase calculation: 3rd 25 years £285, 4th 25 years £380 and remainder £475)

### Tenure - Leasehold





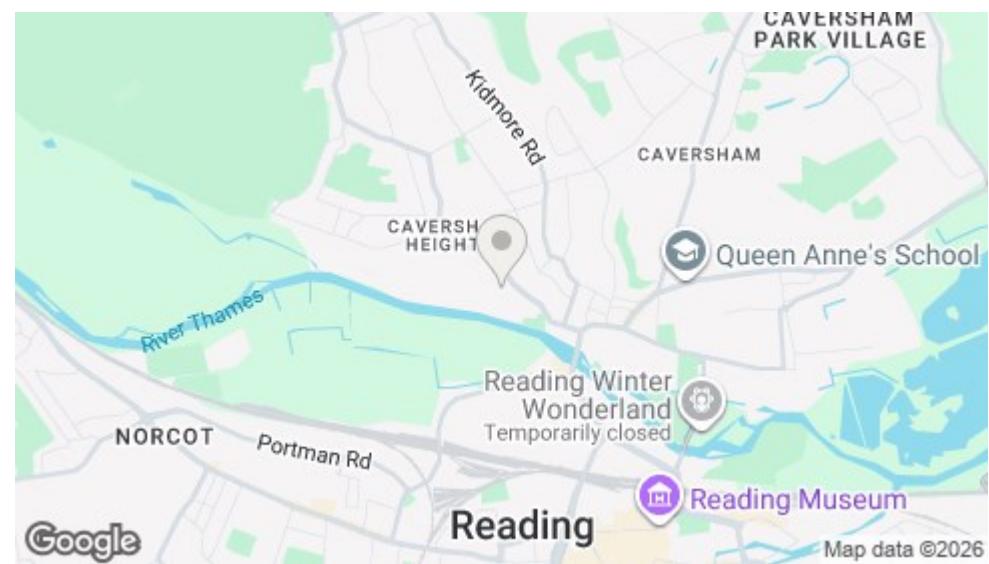
- Caversham Heights location
- Walking distance of Caversham
- Attractive setting
- Excellent condition
- Allocated parking
- EPC rating to follow
- Council tax band C



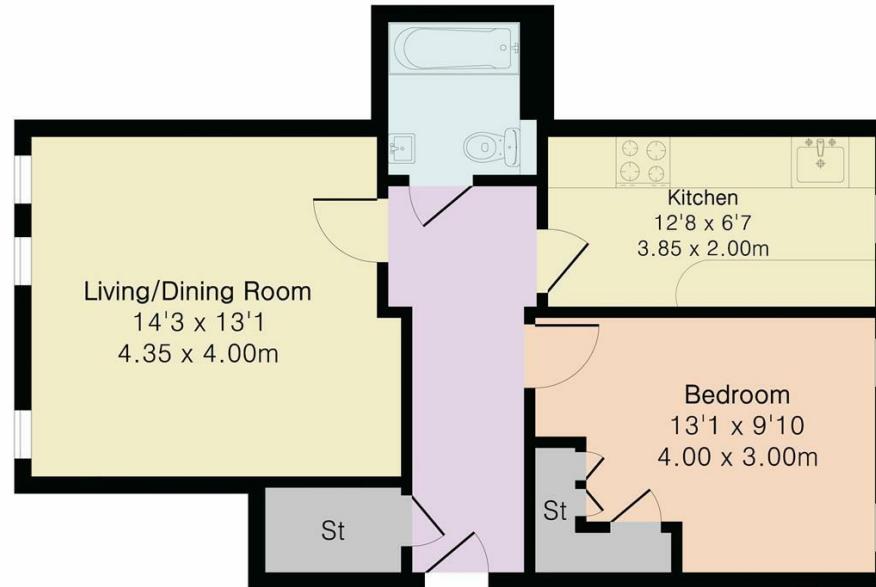
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## Approximate Gross Internal Area 540 sq ft - 50 sq m



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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