



Meadow Way, Caversham, Reading, RG4 5LY

£230,000

Walmsley

Meadow Way, Caversham, Reading, RG4 5LY

A very well-presented modern ground floor apartment offering comfortable and practical living, making it an ideal choice for first-time buyers or investment purchasers. The accommodation includes a welcoming entrance hall, a generously sized living/dining room, a modern fitted kitchen with integrated appliances, two good-sized double bedrooms with fitted wardrobes, and a separate bathroom with shower. Additional features include electric heating, a secure entry system, and allocated residents' parking. EPC Council Tax Band: C. The apartment is also ideal for people downsizing or seeking wheelchairfriendly accommodation, as it is located on the ground floor and benefits from a ramp to the entrance, as well as wide internal doors (84cm) for easier access. **Please note: a washing machine is not included, but the integrated door for that space will be left in place.**

Conveniently located, the property benefits from excellent transport links. A bus stop is approximately 1-minute walk away, and Reading's mainline station is within easy reach—approximately 20 minutes on foot—offering direct services to London Paddington in around 30 minutes. Reading town centre provides a wide range of shops, restaurants, and leisure options, while Caversham—just 1.2 miles away—adds further appeal with its cafés, pubs, and scenic riverside walks along the Thames. This is a smartly presented apartment in a well-connected location. Viewing is highly recommended.

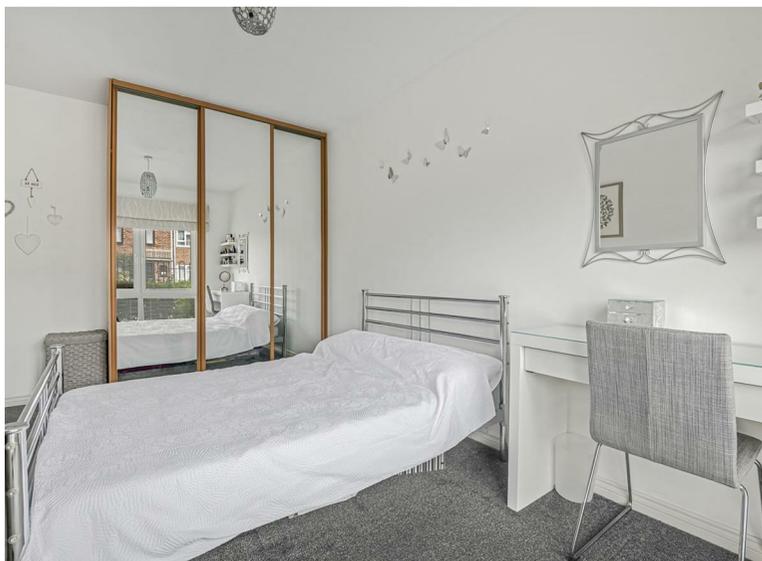
*Length of lease: 150 years from 2005; approximately 130 years remaining

* Ground rent: £172.90 per annum (not subject to increase)

* Service charge: £1,863.39 per annum

Tenure - Leasehold

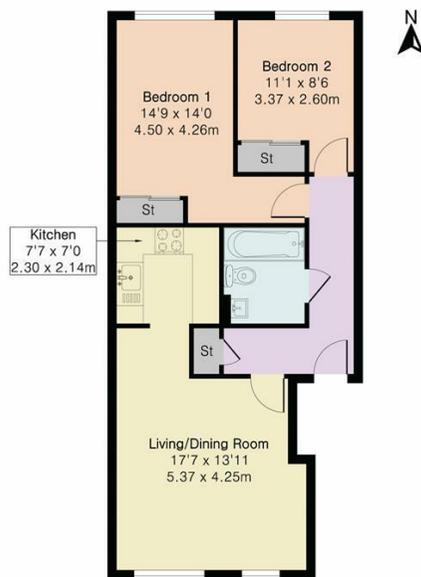




- Modern ground floor apartment
- Long lease
- Excellent condition
- Parking
- Walking distance of train station
- Close to local amenities



Approximate Gross Internal Area 639 sq ft - 59 sq m



Ground 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA
Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

