



Elliotts Way, Caversham, Reading, RG4 8BF

£300,000

**Walmsley**

## Elliots Way, Caversham, Reading, RG4 8BF

A well presented modern ground floor apartment, situated on a sought after development with far reaching views over playing fields with the River Thames beyond.

Elliots Way is convenient for both Caversham and Reading town centres, and is short walk to Reading mainline train station. The property offers light, well planned accommodation and benefits from entrance hall, sitting/dining room with door leading to a patio area, fitted kitchen, bathroom and two double bedrooms.

Externally the property benefits from allocated parking, visitors parking and landscaped communal garden. Viewing recommended.

EPC rating C. Council tax band C, NO ONWARD CHAIN. Lease remaining 97 Years. Ground rent is a peppercorn. Service charge £1,399.00

## Tenure - Leasehold





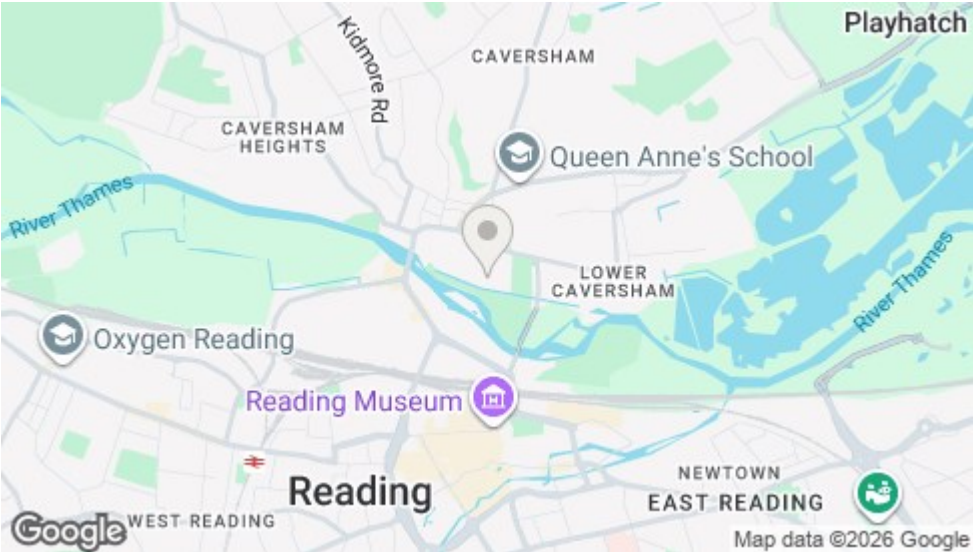
- Close to the station
- Residents and visitors parking
- Well kept communal gardens
- Well presented accommodation
- Aspects over parkland
- No onward chain



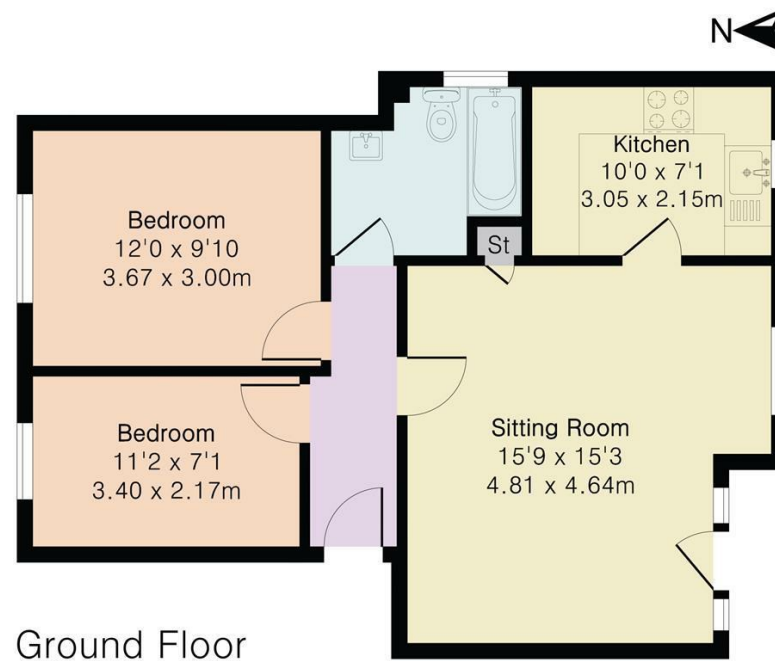
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**Approximate Gross Internal Area 608 sq ft - 56 sq m**



Ground Floor



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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