16 St. Annes Road, Caversham, Reading, RG4 7PA

£345,000

Walmsley

# 16 St. Annes Road, Caversham, Reading, RG4 7PA

Walmsley Estate Agency are pleased to offer to the market this impressive two bedroom ground floor period conversion maisonette, situated on a highly regarded road, conveniently located within close proximity of Caversham centre. The accommodation comprises of a spacious entrance hall with access to the utility room, an open planned living/dining room, modern shaker style kitchen. modern refitted family bathroom, bay-fronted principle bedroom and a second double bedroom. Externally, the property boast a large private rear garden that belongs solely to this property and on street parking.
St Annes Road is located within a short walk to local amenities, within 1 mile of Reading town centre which provides the mainline railway with its fast links into London and within popular school catchments. On street parking.

* Length of lease: 125 years from 2019; 118 years remaining
* Service charge £497.67 every 6 months
* Ground rent £250
* EPC D
* Council tax band B

https://moverly.com/properties/RYfdyAByrvkCfDTkD3zMbs/view#property

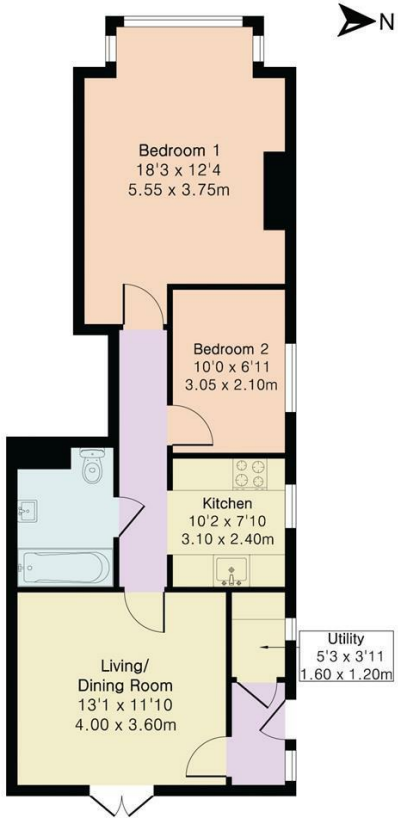
## Tenure - Leasehold

- Walking distance to Caversham
- Walking distance to station
- Well presented accommodation
- Two bedrooms
- Access to garden
- EPC rating D
- Council tax band B

2 1 1 D

Kidmore Rd
CAVERSHAM
CAVERSHAM HEIGHTS
Queen Anne's School
River Thames
Reading Winter Wonderland
Temporarily closed
NORCOT
Portman Rd
Reading Museum
Reading
Google
Map data ©2026 Google

**Approximate Gross Internal Area 628 sq ft - 58 sq m**




Ground Floor

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