



17 Warren House Court, St. Peters Avenue Caversham, Reading, RG4  
7RG

£280,000

Walmsley

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A well-presented first floor two bedroom apartment, situated on St Peters Avenue; one of Caversham Heights finest tree-lined roads. The accommodation comprises secure communal entrance hall, private entrance hall with two cupboards, sitting room with balcony, refitted kitchen, refitted family bathroom and two bedrooms. Externally the property benefits from impressive communal grounds and parking. Caversham Heights is a peaceful residential enclave located just a short distance from the heart of Caversham. The area boasts a charming array of independent shops, cosy cafés, traditional pubs, and essential everyday amenities. Just across the nearby bridge lies Reading town centre, offering a vibrant mix of shopping, dining, entertainment venues, gyms, and more.

For commuters, Reading Station is conveniently just over a mile away, providing fast and frequent services to London Paddington via the Elizabeth Line in approximately 25 minutes, along with extensive rail connections throughout the Thames Valley and beyond.

Road links are equally convenient, with easy access to the A4074, A33, and M4, making travel by car to Reading, Oxford, London, or Heathrow Airport straightforward and efficient. EPC rating C.

Council tax band D.

\* Length of lease 125 years from 1995; 95 years remaining

\* Ground rent £190 pa

\* Service charge £1100 pa

<https://moverly.com/sale/22z29U43cg8Fiv9Yoc92w/view>

### Tenure - Leasehold

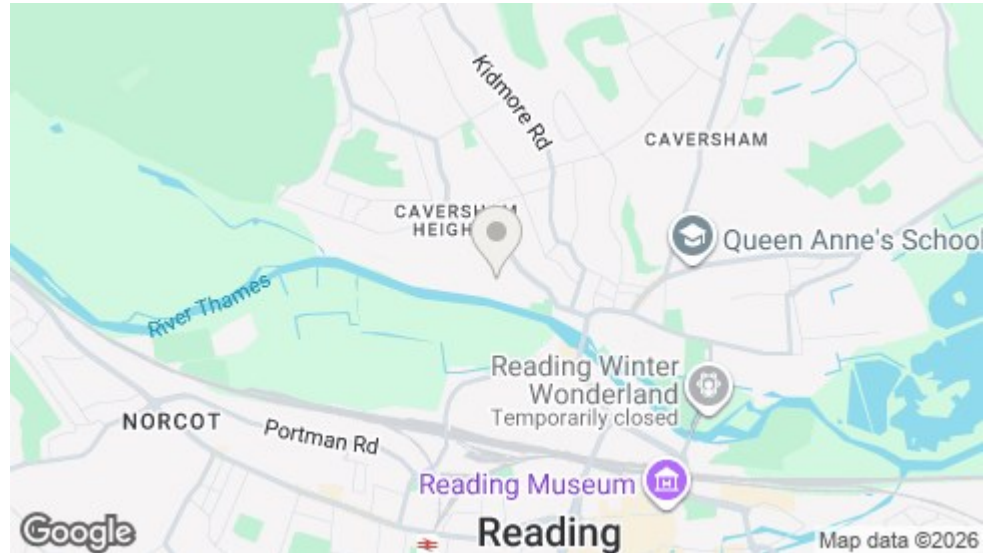


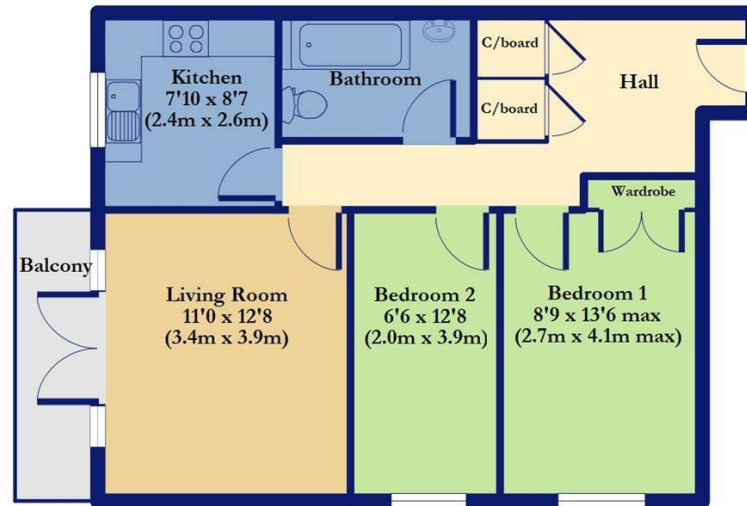


- Allocated parking
- Fantastic tree-lined location
- Modern apartment block
- Excellent condition
- EPC C
- Tax Band D









APPROX GROSS INTERNAL FLOOR AREA: 616 sq. ft / 57 sq. m

**Warren House Court**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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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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