



Priory Avenue, Caversham, Reading, RG4 7SN

£95,000

Walmsley

# Priory Avenue, Caversham, Reading, RG4 7SN

A well-presented second-floor retirement apartment with lift access, exclusively for residents aged 65 and over. Ideally located in the heart of Caversham on level terrain, this property is just moments away from a wide range of central services and amenities.

The accommodation includes an entrance hall with a storage cupboard, a spacious sitting/dining room, a well-appointed kitchen, a refitted shower room, and a double bedroom with a fitted wardrobe. This property is offered with \*\*no onward chain\*\*. EPC rating: C.

Priory Court, built by McCarthy & Stone (Developments) Ltd, comprises 27 apartments arranged over three floors, each accessible by lift. Residents enjoy attractive communal gardens, a welcoming lounge area, and the reassurance of a Development Manager on-site. For added peace of mind, a 24-hour emergency call system is available when the Development Manager is off duty.

\* Council tax band C.

\* EPC rating B.

\* 125 year lease from 1 July 1999; approximately 99 years remaining.

\* The ground rent is £339.79 per half yearly.

\* The half year service charge for 1 March 2024 to 31 August 2024 was £1,698.

## Tenure - Leasehold





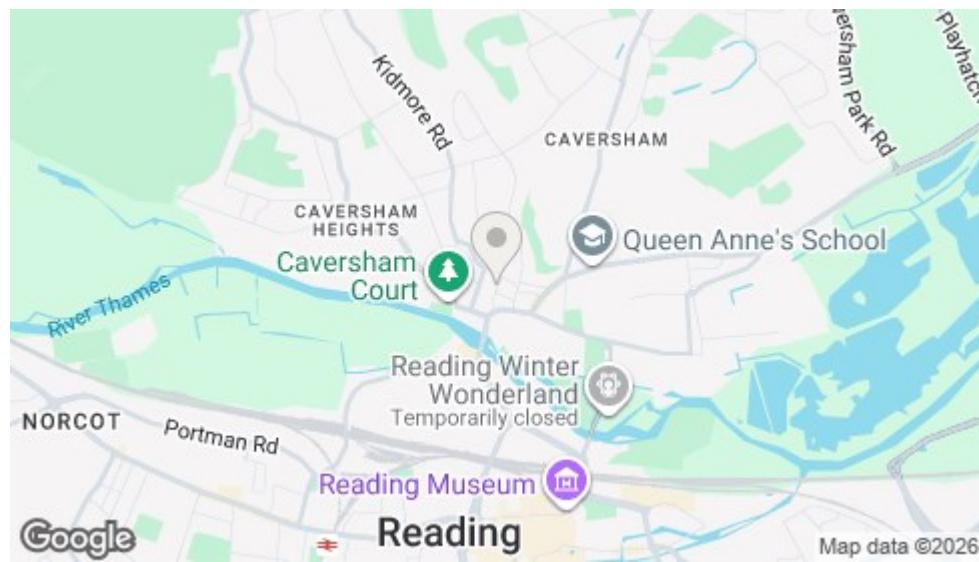
- For the over 65's
- Shower room
- No onward chain
- Attractive gardens
- Council Tax Band C
- EPC C



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### Floor Plan

Approx. 46.3 sq. metres (498.7 sq. feet)



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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