



TREETOPS, CAVERSHAM, READING, RG4 7RE
£550,000 SHARE OF FREEHOLD

**AN EXQUISITE TWO BEDROOM GROUND FLOOR
APARTMENT WITH A PRIVATE TERRACED GARDEN IN
THIS SOUGHT AFTER GATED DEVELOPMENT**

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DESCRIPTION:

A superb two bedroom ground floor apartment with its own private terrace garden in this gated development in sought after Caversham Heights. Located in this tranquil setting with lovely manicured grounds a short walk to the centre of Caversham with its excellent selection of bars, restaurants, cafes and shops and close to the River Thames and Reading Station offering direct links to London Paddington in under 25 minutes. The apartments are entered at second floor level (top floor) with an innovative bridged walkway linking the drive to the main entrance hall. Once inside the communal hallway the high quality finish is immediately apparent with superb attention to detail and a stunning spiral staircase providing the main feature, leading down to the first and ground floor levels and there is also a lift. This is the largest of the 12 exceptional apartments, the property offers luxurious living and being on the ground floor has access to its own private terrace garden perfect for entertaining. Developed to impeccable standards by local developer, Donfield Homes, with a wealth of features including delicate coving, hard wood floors in the living room and hallway, hardwood panelled doors and the exquisite Mark Wilkinson kitchen with its granite work surfaces and integrated appliances. Living accommodation comprises a 36ft open plan living room with the kitchen at one end and access to the tiered terrace garden at the other. There are two double bedrooms both with built in wardrobes, the master with an en-suite bathroom and a further family bathroom. The property further benefits from its own lockable locker accessed from the delightful communal hallway and there is an allocated parking space along with visitors parking in the grounds. This stunning home is for sale with no chain complications and can be purchased ready to move in to fully furnished and would suit someone downsizing, young professionals or a shrewd investment with an annual rental income of approximately £25k.

AT A GLANCE

- Two Bedroom Ground Floor Apartment
- Private Terraced Garden
- 36Ft. Open Plan Kitchen/Living Space
- Two Double Bedrooms
- En Suite To Master and Further Bathroom
- Gated Development with Beautiful Landscaped Grounds
- Off Road Allocated Parking and Visitors Parking
- Beautiful Communal Grounds
- Service Charge £1,900 per annum



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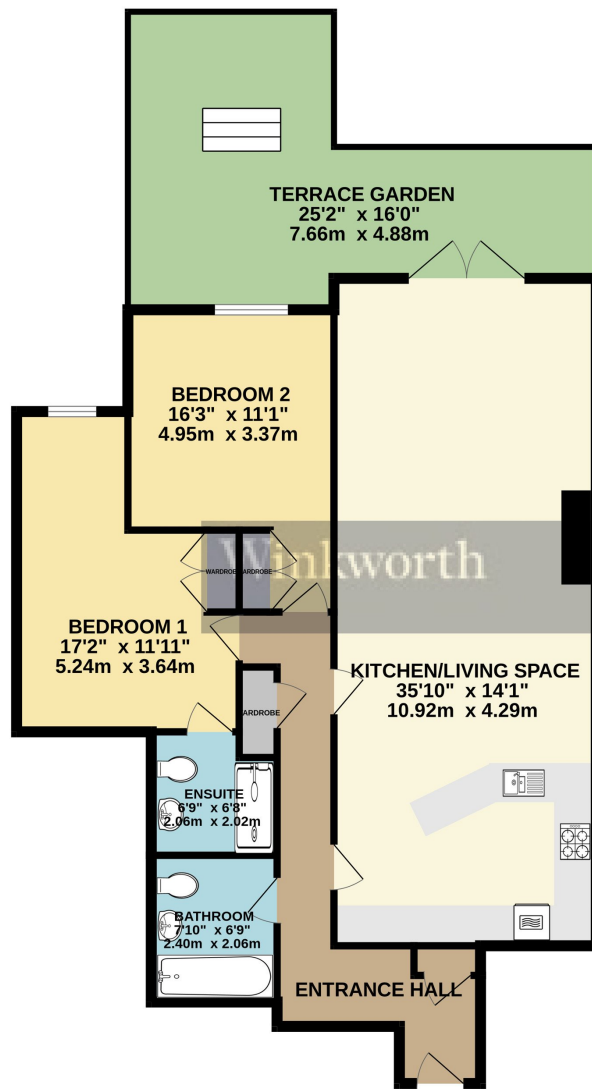


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GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold

Term: 106 year and 7 months

Service Charge: £1900 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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