



FLAT 1, NORTH STREET, CAVERSHAM, READING, RG4 8JA
£450,000 LEASEHOLD

A BRAND NEW THREE BEDROOM GROUND FLOOR APARTMENT IN THIS BESPOKE GATED DEVELOPMENT

DESCRIPTION:

A spacious three bedroom ground floor apartment in this bespoke gated development of just five new homes. Conveniently located in the heart of Caversham close to an excellent selection of restaurants, bars, cafes, shops and an easy walk to the River Thames and Reading Station. These superb homes have been finished to the highest standards offering the owners the very best of contemporary living in an excellent location. Set on the ground floor of the development the property is accessed from an internal courtyard via its own front door. You will step into a spacious open plan living space featuring a high specification fitted kitchen with a range of integrated appliances. There are three generous bedrooms, the master with an en-suite bathroom and a further bathroom. This delightful home features a range of contemporary design features including; designer bathroom fittings, Cormar carpets to bedrooms, feature lighting throughout, bespoke cabinetry, ornate woodwork, skirting and architrave, bespoke joinery doors and brass ironmongery with hidden hinges, underfloor heating and a NIBE unit with Mechanical Heat Ventilation System. The property further benefits from allocated off road parking. Contact Winkworth to book your viewing of this exciting new development. *Service charge to be confirmed. Please note, the images in this listing are computer generated and whilst reflect the property are not of the property and for illustration purposes.

Reading | 0118 4022 300 | reading@winkworth.co.uk

AT A GLANCE

- Three Bedroom Ground Floor Apartment
- Small Bespoke Gated Development
- Secure Off Road Parking
- Glass partitions and Caple appliances
- Travertine Marble Worktops in Kitchen.
- Porcelanosa tiles and bathrooms.
- Porcelanosa flooring.
- Bronze bathroom fittings
- 10 Year Builders Warranty by Advantage Warranties

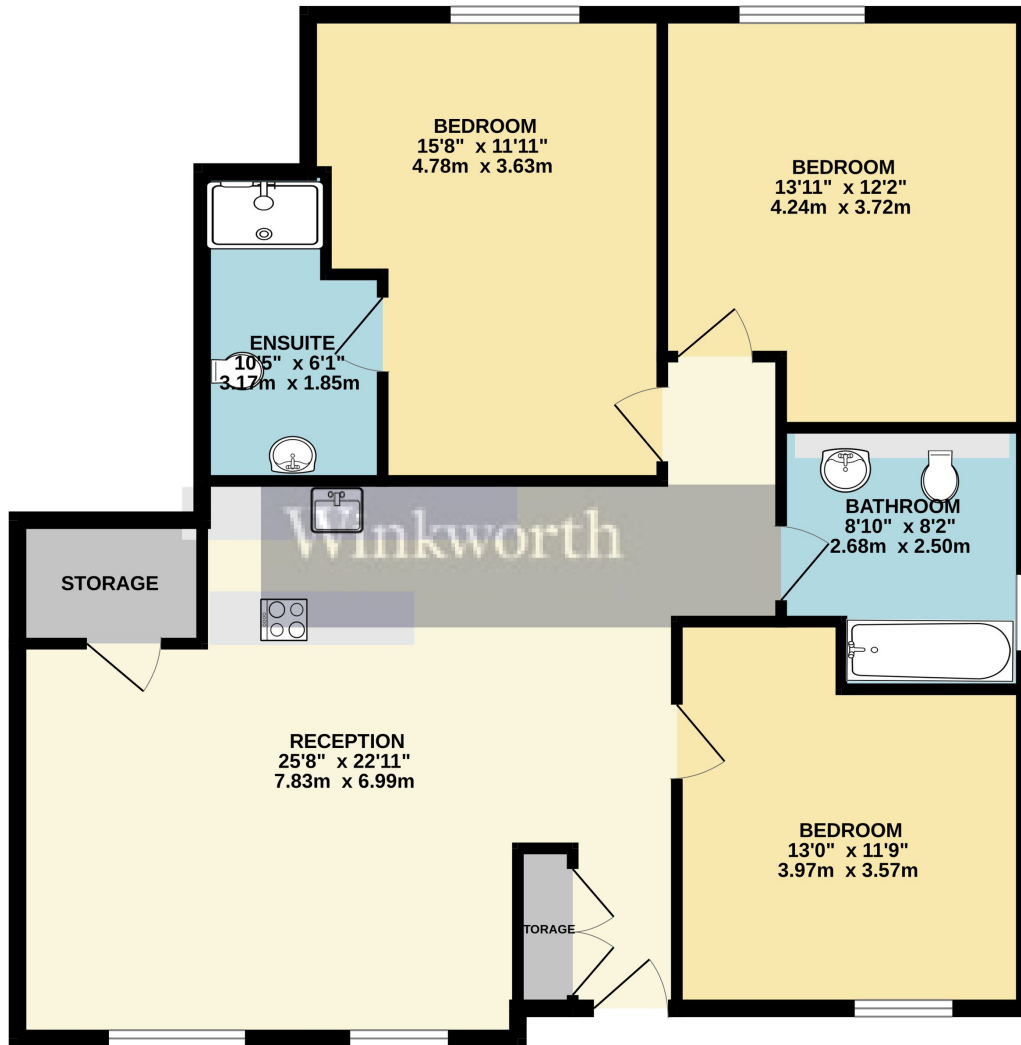
Winkworth

for every step...





GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 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.
Made with Metropix ©2024

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B		
(69-80)	C	81	
(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	

Tenure: Leasehold

Term: 999 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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.

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.