



FLAT 3, NORTH STREET, CAVERSHAM, READING, BERKSHIRE, RG4 8JA
£250,000 LEASEHOLD

A BRAND NEW ONE BEDROOM TOP FLOOR APARTMENT IN THIS BESPOKE GATED DEVELOPMENT

DESCRIPTION:

A one bedroom top 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.

AT A GLANCE

- One Bedroom Top Floor Apartment
- Small Bespoke Gated Development
- Secure Off Road Parking
- Open Plan Living
- Travertine Marble Worktops in Kitchen.
- Porcelanosa tiles and bathrooms.
- Porcelanosa flooring.
- Bronze bathroom fitting
- 10 Year Builders Warranty

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

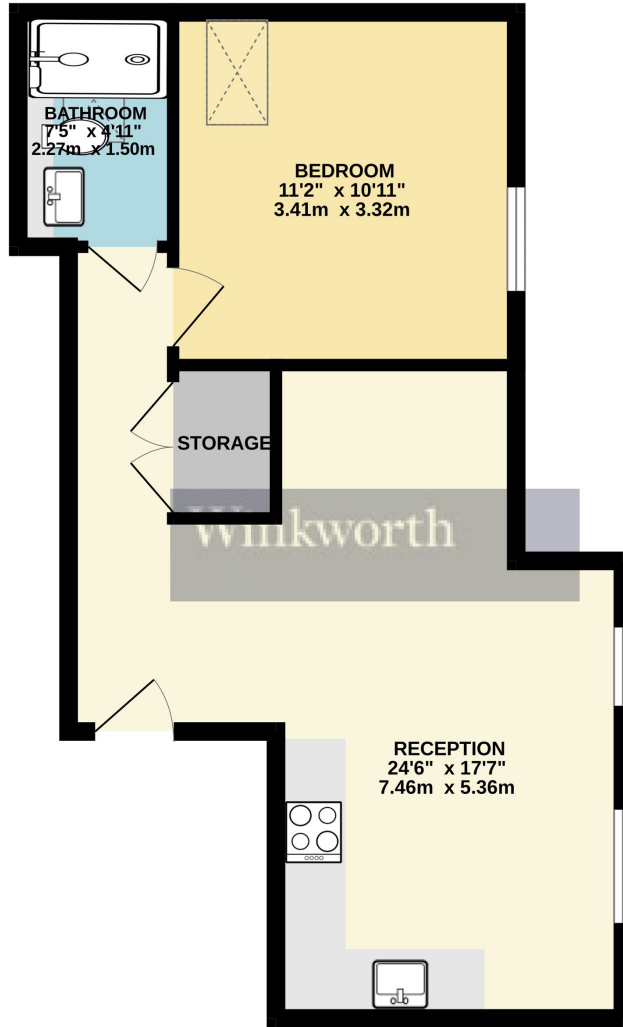
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SECOND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq.ft. (42.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) 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: To Be Confirmed

Ground Rent: £ 0 Annually

Council Tax Band: To Be Confirmed

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.

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