



**DELLWOOD PARK, READING, BERKSHIRE, RG4 7NX
OFFERS OVER £450,000 LEASEHOLD**

A SUPERB THREE BEDROOM SECOND FLOOR APARTMENT SITUATED IN ONE OF CAVERSHAM HEIGHTS MOST PRESTIGIOUS GATED

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

Winkworth

for every step...

winkworth.co.uk



Winkworth
for every step...

DESCRIPTION:

Located in the prestigious Caversham Heights area, this exquisite upper floor apartment is now available with no onward chain. Boasting Two double bedrooms, with the master featuring an ensuite, and the option of a third bedroom currently used as a dining room, this property offers spacious and modern living. Step out onto the private balcony to enjoy panoramic views or explore the expansive communal gardens for a serene escape. The gated development ensures security and privacy, while allocated parking adds convenience for residents. With stylish design elements and top-quality finishes throughout, this apartment epitomises contemporary living. Don't miss out on the opportunity to make this elegant property your new home and enjoy city living in a tranquil setting.

AT A GLANCE

- Situated in Caversham Heights
- Second floor apartment
- Three Bedrooms
- Two bathrooms
- Secure Gated Development
- Communal grounds
- Two allocated parking spaces
- No onward chain

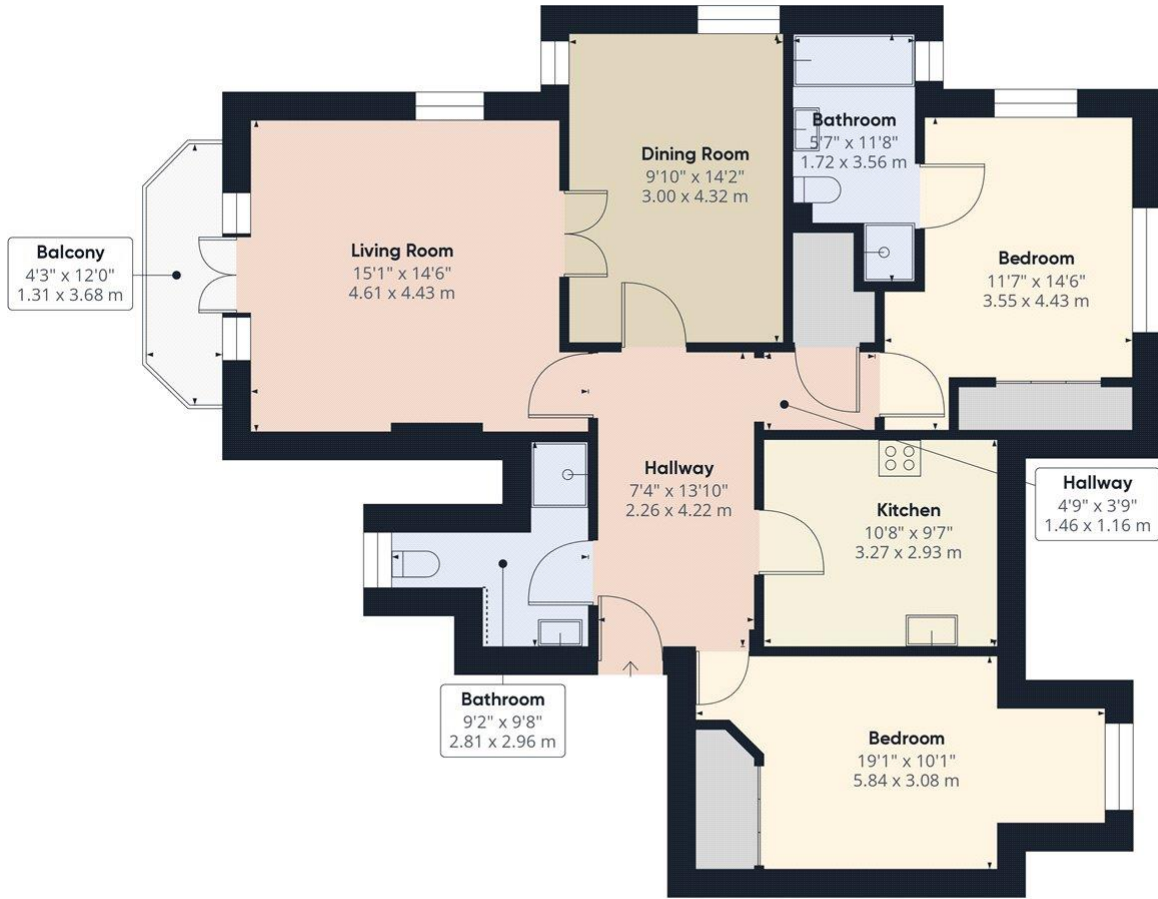


Winkworth
for every step...



Winkworth
for every step...





Approximate total area⁽¹⁾
1029.68 ft²
95.66 m²

Balconies and terraces
47.58 ft²
4.42 m²

Reduced headroom
0.71 ft²
0.07 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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: Leasehold

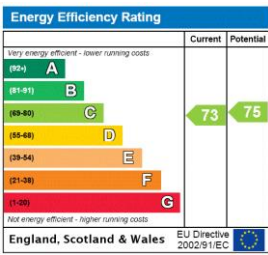
Term: 101 year and 7 months

Service Charge: £3301.66 per annum

Ground Rent: £ 200 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.



for every step...

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

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.