



Flat 3, 1 Richmond Road, Caversham, Reading  
Berkshire, RG4 7PP

£475,000

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ESTATE AGENCY

- Spacious three bedroom apartment
- Parking
- Sold with no onward chain
- Stunning 22ft kitchen/living/dining room
- Approx 1 mile to central Caversham
- spacious well kept gardens
- Highly sought after complex of just 6 units
- Bedroom 1 with en-suite shower room

Elegant & stylish three bedroom first floor apartment set in a prime, tree lined Caversham Heights location, offering spacious accommodation including 22ft open plan kitchen/living room with vaulted ceiling. EPC: C

Built by Highfield Developments in 2004 with high quality fixtures and fittings and innovative features, accommodation includes; communal entrance with intercom, entrance hall, 22ft open plan kitchen/dining/living room with vaulted ceilings and sky lights, bedroom 1 with built in wardrobe and en-suite shower room, two further double bedrooms with built in wardrobe and a family bathroom.

Noteworthy features include: Oak flooring, gas fired central heating system with pressurised hot water tank, double glazed windows, built in cupboards, video entry system, central audio & vacuuming system, heated bathroom mirror, allocated off road parking, bike store & communal grounds.

Total Floor Area: Approx. 984sqft (91sq.m)

Council Tax: Band

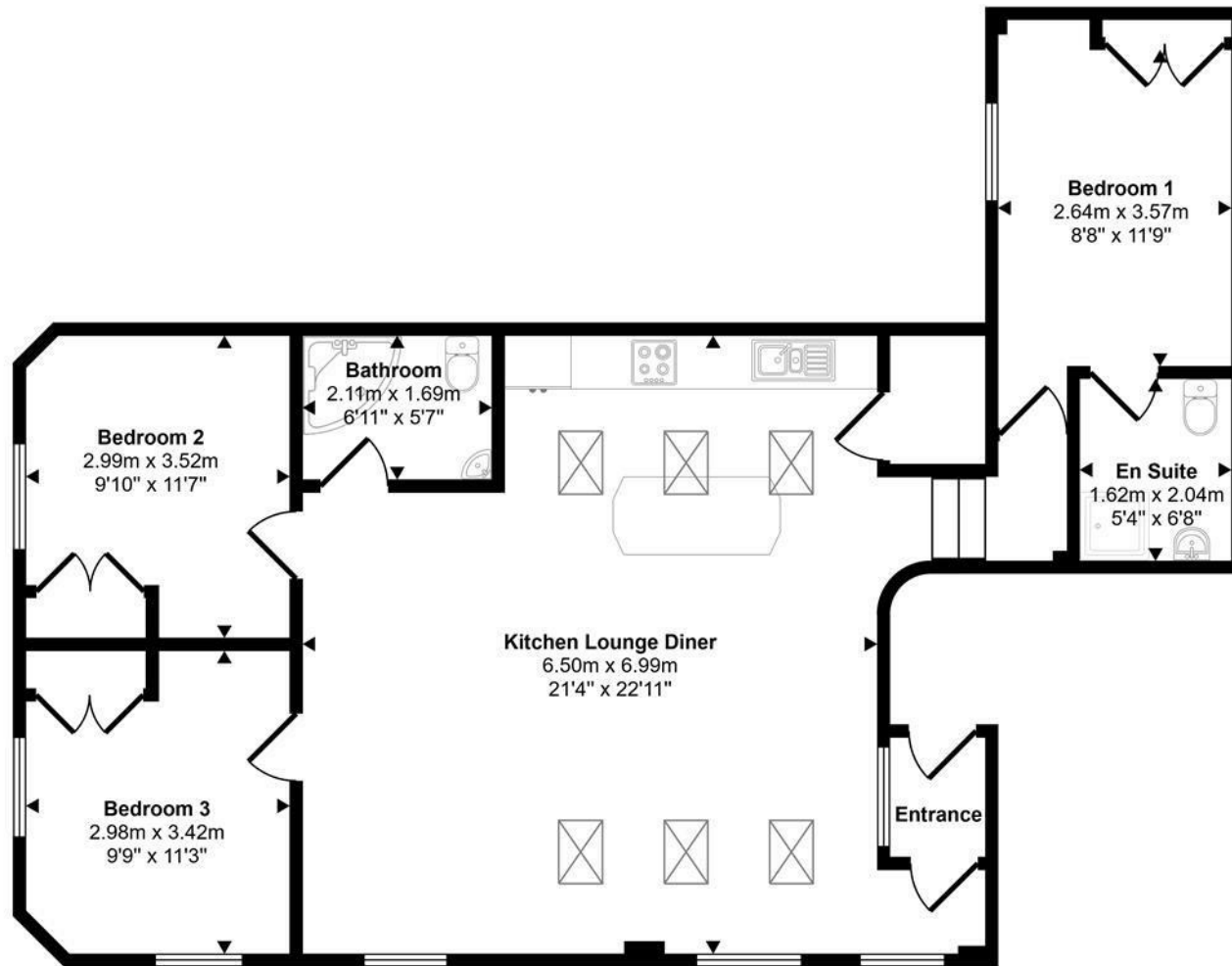
Share of freehold

Service charge: Approx 2,400 p/a

Services: Mains gas, electricity, water supply & drainage.

Caversham Heights is a highly sought after residential area situated on the banks of the Thames on the Berkshire/ Oxfordshire border and enjoys the convenience of Reading town centre whilst being close to the rural aspect of South Oxfordshire. There are excellent communication links with London Paddington less than 25 minutes from Reading Railway Station (2 miles away) and easy access to the M4 and M40 motorways. Crossrail from 2022, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. School catchment: Caversham Primary School, The Heights Primary School, Highdown Secondary School.

Approx Gross Internal Area  
91 sq m / 984 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our offices in Peppard Road turn right & after approx. 100yards turn right into Wood Lane, at the bend turn right then left into Kidmore Lane, at the T-junction turn right then left at the Well, into Tokers Green Lane, continue into Caversham Heights, Richmond Road is the sixth turning on the right.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.

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