



Abbotsmead Place, Caversham, Reading, RG4 8BB

£287,500

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this modern ground floor maisonette with the benefit of its own enclosed garden, constructed in 2020 by Grace Allen Homes. The impressive accommodation comprises entrance hall, modern kitchen with integrated appliances, open plan living room with French doors to private garden, double bedroom with built in wardrobe and a contemporary wet room. Further benefits of this property include double-glazing, gas radiator central heating and allocated parking.

Abbotsmead Place is superbly located within the centre of Caversham, within a stone's throw of local restaurants, bars, supermarkets, doctors, boutique shops and library. The property is but a short walk from Reading town centre, the River Thames; with its attractive riverside walks and bike rides. Reading mainline station with its direct route to London Paddington is easily accessed.

EPC - B

Monthly Fee Payable- £40

Tax Band - B

999 year lease -996 left

Material Information:

<https://moverly.com/sale/Wm4fSq1ZjQvkjut71BE5mT/view>

Tenure - Leasehold - Share of Freehold





- Built in 2020
- Private rear garden
- Private entrance
- Private Driveway
- No onward chain
- Central Caversham
- South West Facing Garden



Approximate Gross Internal Area 468 sq ft – 43 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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