



Walmsley  
For Sale  
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walmsley.co.uk

Woodcote Road, Caversham, Reading, RG4 7BA

£172,000

Walmsley

## Woodcote Road, Caversham, Reading, RG4 7BA

An ideal first time purchase or investment opportunity. A well presented first floor apartment, converted from a period building in Caversham Heights. The property is situated in a convenient and highly prized location, within walking distance of Caversham centre, and Reading mainline station. The accommodation comprises - entrance lobby, open plan kitchen/ sitting room, bedroom and shower room. There are enclosed communal gardens, with shed. Caversham centre is served by many pubs and restaurants, boutique shops, supermarkets and more. Bus services are available close by. Viewing advised - no onward chain. Agents note - no off street parking with this property.

EPC - C

Tax Band - B

Annual Service Charge - £360

109 years left on lease

Share of Freehold- Leasehold

<https://moverly.com/sale/6x6Zo7hLVkuDdf5UUdrgcx/view>

## Tenure - Leasehold - Share of Freehold





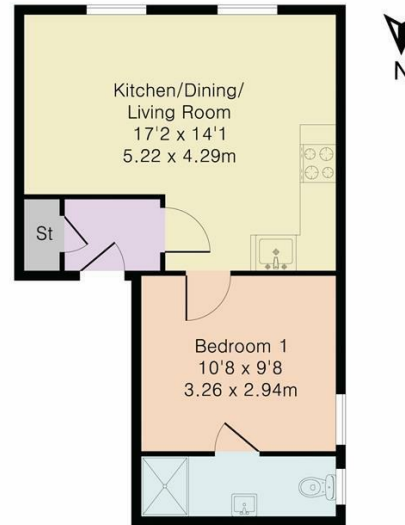
- Attractive first floor flat
- One bedroom
- Contemporary finish
- Short walk from Caversham
- Easy access to Reading Station
- Share of freehold
- Communal gardens



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**Walmesley**

Approximate Gross Internal Area 385 sq ft – 36 sq m



First Floor Flat



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.

