



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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.
Made with Metropix ©2023



call us now on 0118 946 1140 masonsestateagents.com



Flat 21, Priory Court, Caversham, Reading, RG4 7SN
OIEO £100,000 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Flat 21, Priory Court, Caversham, Reading, RG4 7SN
 OIEO £100,000 Leasehold

Masons are proud to offer to the market this one bedroom penthouse retirement apartment built by McCarthy & Stone, situated in central Caversham and within walking distance of all local amenities, along with Reading Town Centre. The property is presented for sale in good order throughout with the accommodation comprising of a 20ft living/dining room, an 10ft kitchen with integral appliances, a 17ft bedroom with built in wardrobe, a large airing cupboard and a bathroom. Further benefits include a 24 hour emergency call system, security video entry system, a communal residents lounge, a communal garden which wraps around Priory Court and off road parking. The property is also offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • McCarthy & Stone complex • Close to local amenities • Retirement penthouse apartment | <ul style="list-style-type: none"> • 20ft living/dining room • 17ft bedroom with built in wardrobe • 24 hour emergency call system | <ul style="list-style-type: none"> • Communal residents lounge • No onward chain • Communal garden |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|



Front door opens with key fob into the entrance porch with further automatic opening door that leads to the communal lounge. Access for visitors is via an entry phone system.

The communal lounge contains plenty of seating and a kitchenette so residents can meet here for coffee and chats. The resident manager's office is located within this lounge. Priory Court benefits from a lift to the first and second floors.

Front door to entrance hall, which boasts a large walk-in airing cupboard which houses the hot water cylinder and electric meter and has doors to:

Living/dining room:
 20'4" x 14'4"
 Double glazed dual aspect overlooking Priory Avenue and Caversham, double glazed doors which

provides access to the kitchen.

Kitchen:
 10'10" x 5'8"
 Double glazed side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, built in oven, hob and space for further utilities as well as a wall mounted electric fan heater.

Bedroom:
 17'8" max x 10'10"
 Double glazed side aspect overlooking communal gardens to the side and built-in wardrobe.

Bathroom:
 Panel enclosed bath with shower unit, low level WC and wash basin.

Outside:
 There is a well tended communal garden that runs around the property.