

TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2022



call us now on 0118 946 1140

masonsestateagents.com



40 Priest Hill, Caversham Heights, Reading, RG4 7RY

Price £335,000 Share of Freehold

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

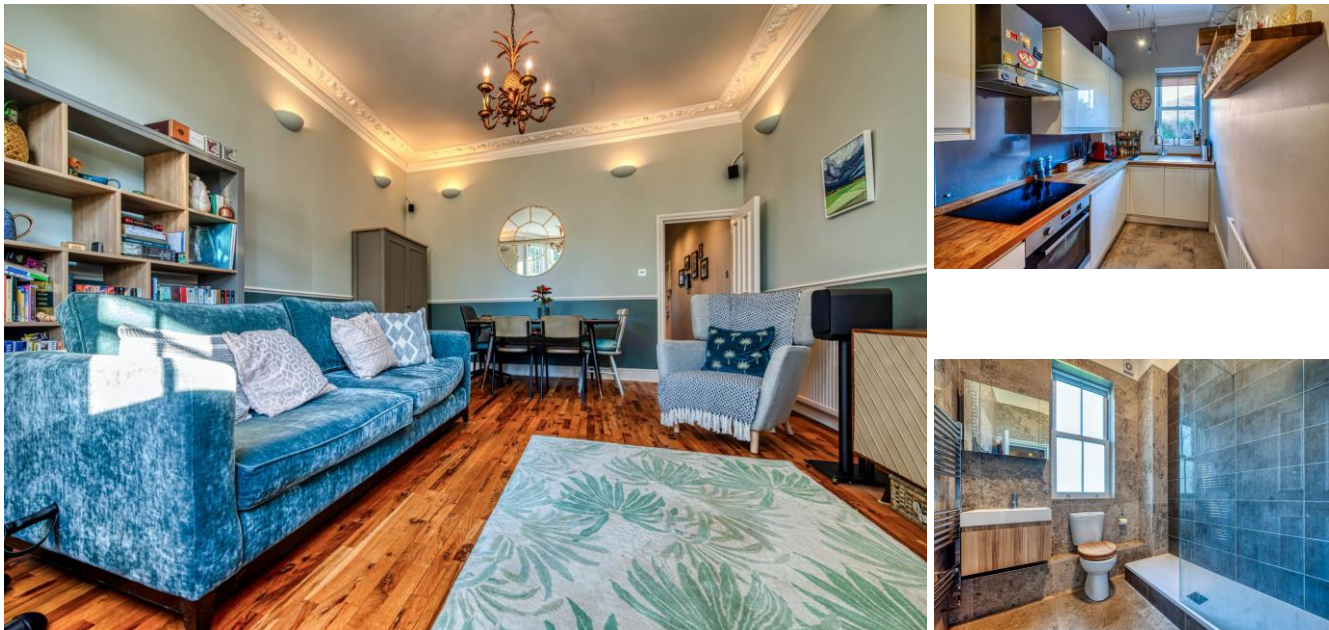


40 Priest Hill, Caversham Heights, Reading, Berkshire, RG4 7RY
 Price £335,000 Share of Freehold

Masons are proud to offer to the market this immaculately presented two bedroom ground floor period apartment set within a beautiful Victorian detached house in the highly desirable Caversham Heights within a short walk of Caversham/Reading centres along with mainline station. The bay fronted, character apartment boasts period features throughout including its high ceilings and sash windows, with the spacious accommodation comprising of an 18ft living/dining room, a 10ft kitchen, a 10ft master bedroom, a 10ft second bedroom and a recently re-fitted family shower room. Further benefits of the property include gas central heating, UPVC double glazed sash windows, a share of the freehold, allocated off road parking, access to a shared cellar and a communal garden. Viewing recommended.

- | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Ground floor period apartment • Set in Victorian detached house in Caversham Heights • Bay fronted | <ul style="list-style-type: none"> • Character features • 18ft living/dining room • Two double bedrooms | <ul style="list-style-type: none"> • Re-fitted shower room • Immaculate condition throughout • Share of the freehold |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

call us now on 0118 946 1140 masonsestateagents.com



Communal entrance, stained glass front door leading to the shared hallway and a door to the apartment. This opens into the hallway which has a storage cupboard and doors to:

Shower room:

Double glazed sash window with a rear aspect. Re-fitted and decorated with a low level WC, panel enclosed shower and hand wash basin.

Bedroom 2:
 10'6" x 8'
 Double glazed with a rear aspect.

Bedroom 1:
 10'10" x 9'3"
 Double glazed side aspect.

Kitchen:
 10'10" x 5'11"
 Double glazed side aspect, fitted with a range of eye and base level units with

roll edge wooden tops, wall mounted boiler, integral appliances as well as a hob with extractor above and oven.

Living/dining room:
 18'2" x 14'8"
 Double glazed sash bay window with a front aspect.

Outside:

To the front the property offers allocated off road parking. To the rear the communal garden is mainly laid to lawn and fully enclosed by brand new timber fencing.

Shared Cellar:

The property benefits from a large shared cellar, ideal for storage.

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

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.