



APPROX GROSS INTERNAL FLOOR AREA: 774 sq. ft / 72 sq. m.



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11 Grove Hill Close, Caversham, Reading, RG4 8EJ  
Price £325,000 Leasehold

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Masons are proud to offer to the market this immaculately presented two bedroom apartment, situated in a tucked away location in Emmer Green, while being close to Caversham & Reading centres, as well Reading mainline station. The property benefits from a 21ft open plan living/kitchen area with access to the balcony that offers great views and two bedrooms. Further benefits include a shower room, parking and cost saving features, including solar power for the central heating & hot water, its own private water supply and a sedum roof acting a thermal regulator. Viewing recommended.

- Two Bedroom Apartment
- 21ft Open Plan Living & Kitchen
- Shower Room
- Balcony with Great Views
- Parking
- Immaculate Condition
- Quiet Tucked Away Location
- Close to Caversham & Reading Centres

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Open plan living & kitchen area:  
21'11" x 13'5"  
double glazed rear aspect, with French doors opening to the balcony, a modern range of eye and base level units with integrated appliances & plumbing space for additional appliances.

Parking: There is an allocated space, as well as visitors parking.

Balcony: 14'5" x 6'6"  
far reaching views.

Bedroom 1: 13'9" x 8'10"  
double glazed front aspect.

Bedroom 2: 9'11" x 9'10"  
double glazed side aspect.

Bathroom: a shower cubicle, a low level wc and wash basin.

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