



20 Auburn Court, Caversham, Reading, RG4 7AJ
Price £360,000 Share of Freehold



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Masons are proud to offer to the market this rarely available first floor split level, 2 bed maisonette located in the heart of Caversham; Auburn Court is a much admired development just a stone's throw away from the idyllic Caversham Court Gardens on the bank of the River Thames, and within easy reach of Reading and Caversham town centres along with Reading mainline station. The property is presented for sale in excellent condition throughout with the accommodation comprising of a 15ft living room, a 10ft dining room, a 10ft modern kitchen, a 12ft master bedroom, a 10ft second bedroom and a modern family bathroom. Boasting loft space with potential to convert into extra living space if desired, further benefits include a secure garage as well as off road parking and visitors parking, a plethora of local amenities just a short walk away in Caversham centre, well maintained picturesque communal gardens mainly laid to lawn and hosting an abundance of green foliage as well as gas central heating and UPVC double glazing. VIEWING RECOMMENDED.

- Immaculate condition
- Walking distance to Caversham/Reading centres and Mainline Station
- 12ft master bedroom
- Garage and off road parking
- Close to local amenities
- 10ft modern kitchen
- Potential for loft conversion
- 15ft living room
- Gas central heating & UPVC double glazing



Front door leads to:
 Ground floor entrance
 lobby with stairs to:

Living Room:
 15'10" x 11'6"
 Front aspect, large double
 glazed windows. Built in
 fire safe spotlighting
 system. Stairwell leading
 upstairs and an opening
 into:

Dining Room:
 10'11" x 7'11"
 Rear aspect double glazed
 window. Built in fire safe
 spotlighting system.
 Opening to:

Kitchen:
 10'9" x 7'0"
 Rear aspect double glazed
 window, fitted with a range
 of modern eye and base
 level units with roll edge
 tops, 1.5 sink with drainer,
 oven and hob with
 extractor above, washing
 machine and
 fridge/freezer.

The first floor landing has
 doors to:

Bathroom:
 10'5" x 5'8"
 Rear aspect double glazed
 window. Modern bathroom
 with porcelain floor tiling.
 Panel enclosed bath with
 overhead shower and
 glass shower screen. Low
 level WC and large square
 vanity wash hand basin.

Bedroom 2:
 10'0" x 9'1"
 Rear aspect double glazed
 window. Custom
 handmade built in
 wardrobes. Internet
 connections and CAT 5
 cabling.

Bedroom 1:
 12'6" x 11'10"
 Front aspect double
 glazed window. Two built
 in wardrobes.

Loft space:

The loft is fully boarded

and covers a large area of
 the property. This is
 accessed from a pull down
 ladder. There is lighting
 and electricity points. Ideal
 space for conversion
 subject to local planning
 laws and regulations.

Outside:

The property benefits from
 off-road parking and also
 owns its own lockable
 garage. There are well
 tended communal gardens
 which are frequently
 maintained by gardeners.