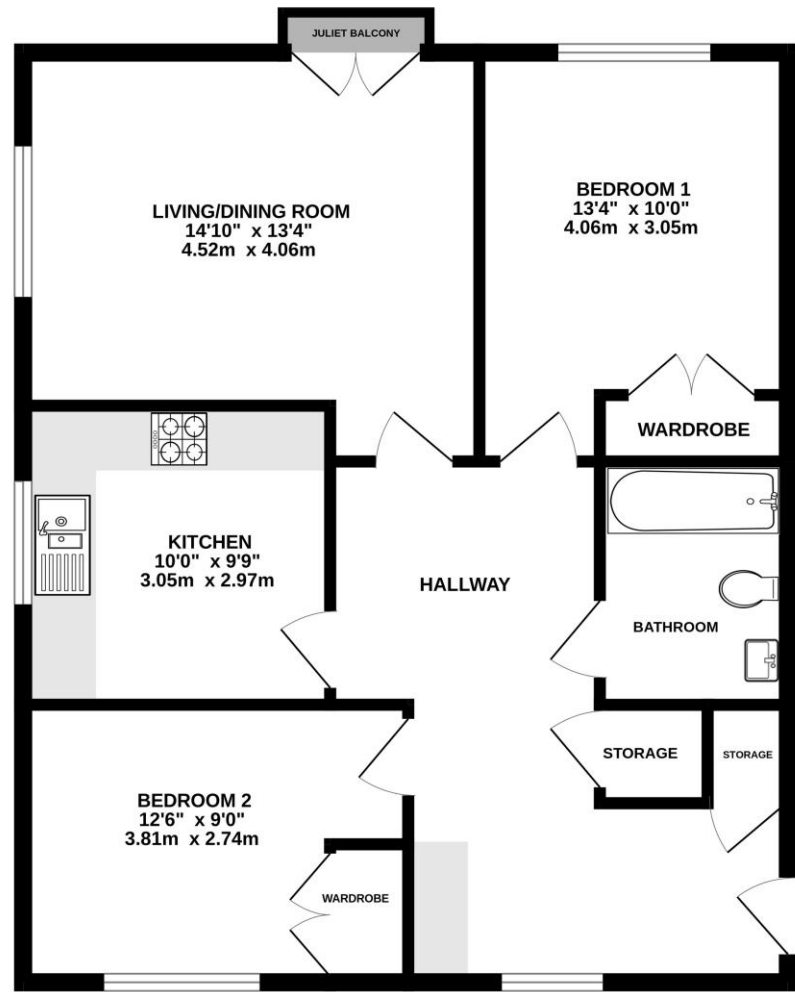




TOP FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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.
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54 Abbotsmead Place, Caversham, Reading, RG4 8BB
Price £285,000 Leasehold

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



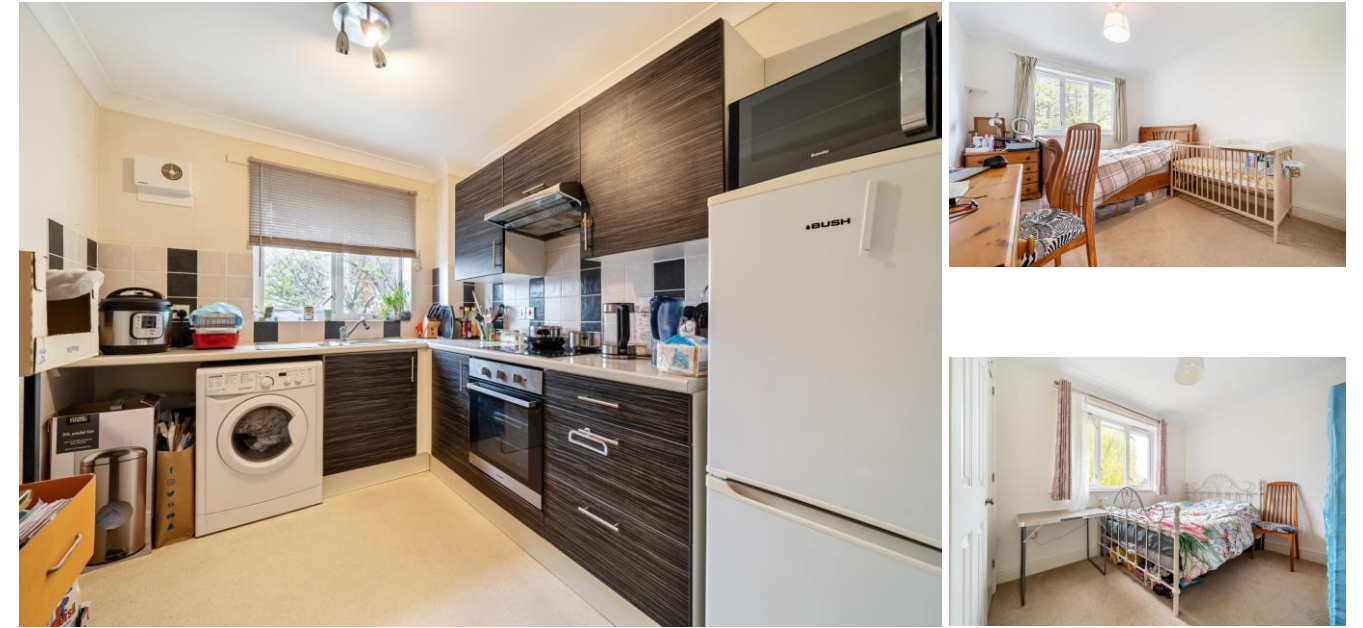
54 Abbotsmead Place, Caversham, Reading, Berkshire, RG4 8BB
 Price £285,000 Leasehold

Masons are proud to offer to the market this two double bedroom, top floor apartment conveniently located within the heart of Caversham, just a few minutes walk from local amenities and within a mile of Reading mainline station. The accommodation comprises of a 14ft living room with Juliet balcony, a 10ft kitchen, a 13ft master bedroom, a 12ft second bedroom and a family bathroom. Further benefits of the property include UPVC double glazing, allocated parking as well as visitors parking, a telephone entry system, approx. 174 years remaining on the lease and the property is offered for sale with **NO ONWARD CHAIN. VIEWING RECOMMENDED.**

- Located in Caversham Centre
- Close to local amenities
- Within 1 mile of Reading mainline station
- 14ft living room with Juliet balcony
- NO ONWARD CHAIN
- Two double bedrooms
- Allocated & visitors parking
- 174 years remaining on the Lease
- Well maintained

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Front door opens into the spacious entrance hallway which boasts an airing cupboard and storage cupboard as well as doors to...

Living/dining room:
 14'10" x 13'4"
 Double glazed with a dual aspect and Juliet balcony.

Kitchen:
 10' x 9'9"
 Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, oven, hob with extractor above, 1.5 sink with drainer and space for further utilities.

Master bedroom:
 13'4" x 10'
 Double glazed with a front aspect and a built in wardrobe.

Bedroom 2:
 Double glazed with a rear aspect and a built in

wardrobe.

Bathroom:

Fitted with a bath with overhead shower, low level WC and hand wash basin.

Outside:

To the rear the property boasts well maintained communal gardens which are mainly laid to lawn. The allocated parking is situated to the left hand side of the building with the visitors parking being just a stone's throw away. A path at the front of the building leads to Caversham centre with its plethora of shops on one side and Promenade Road to the other which provides access to the River Thames as well as to Reading Town Centre.

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