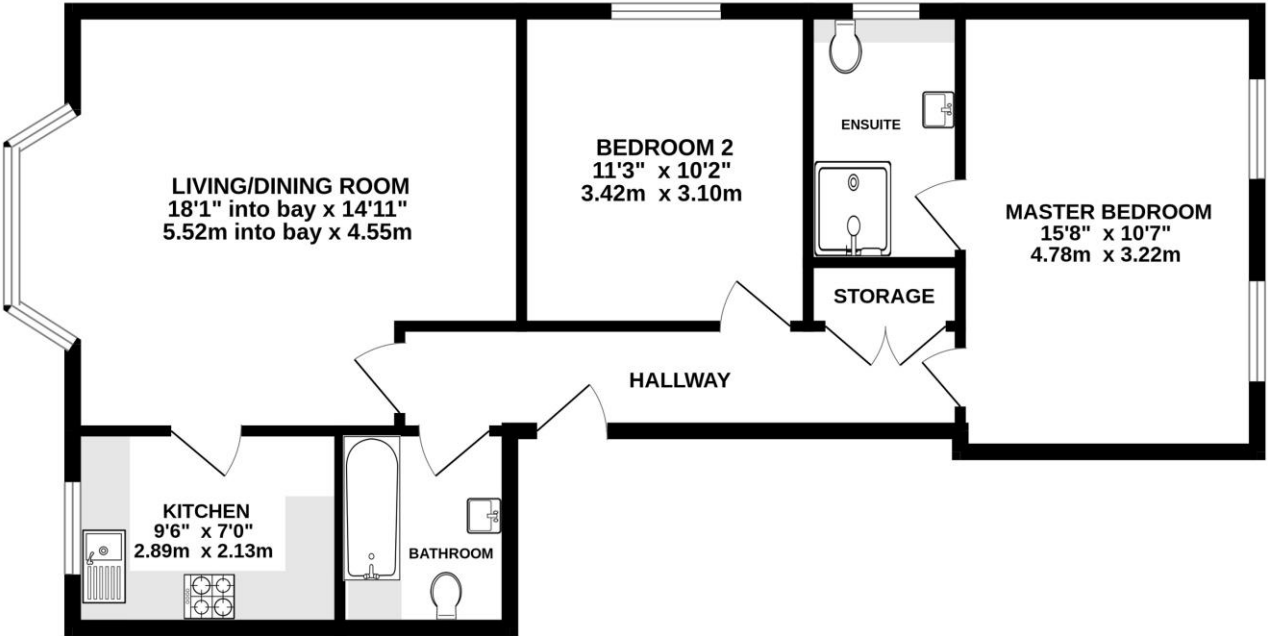




FIRST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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.
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Flat 3, 40 Priest Hill, Caversham Heights, Reading, RG4 7RY
Price £385,000 Share of Freehold

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



Flat 3, 40 Priest Hill, Caversham Heights, Reading, Berkshire, RG4 7RY
Price £385,000 Share of Freehold

Masons are proud to offer to the market this immaculately presented and larger than usual two bedroom top 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. Offered for sale with NO ONWARD CHAIN, the bay fronted, character apartment boasts period features throughout including its high ceilings, UPVC double glazed sash windows, period style radiators, decorative cornices, ceiling roses, period doors and handles to name but a few. The property has undergone extensive redecoration throughout and boasts an 18ft bay fronted living/dining room, a 9ft kitchen, a 15ft master bedroom with en-suite shower room, an 11ft second bedroom and a bathroom. Further benefits of the property include access to a large boarded loft space which provides ample storage, gas central heating, a share of the freehold, allocated off road parking, a shared cellar and communal garden.

- | | | |
|--|---------------------------------------|--------------------------------------|
| • NO ONWARD CHAIN | • Period features throughout | • 11ft second bedroom |
| • Immaculately presented | • 18ft bay fronted living/dining room | • Access to large boarded loft space |
| • Set in a Victorian detached house in Caversham Heights | • 15ft master bedroom with en-suite | • Share of freehold |

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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.



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|--|---|---|
| Communal entrance, stained glass front door leading to the shared hallway which boasts stairs to the first floor and a door to the apartment. This opens into the hallway which boasts loft access with a pull down ladder, a storage cupboard and doors to... | enclosed bath, low level WC and hand wash basin. | a large shared cellar, ideal for storage. |
| Master bedroom:
15'8" x 10'7"
Double glazed with a twin rear aspect and a door to the en-suite shower room. | Living/dining room:
18'1" into bay x 14'11"
Double glazed sash bay window with a front aspect and a door to the kitchen. | |
| En-suite shower room:

Double glazed with a side aspect, fitted with a panel enclosed shower, low level WC and hand wash basin. | Kitchen:
9'6" x 7'
Double glazed with a front aspect, fitted with a range of eye and base level units with roll edge tops, electric hob with oven underneath and extractor above, sink with drainer and space for further appliances. | |
| Bedroom 2:
11'3" x 10'2"
Double glazed with a side 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. | |
| Bathroom:

Fitted with a panel | Shared Cellar:

The property benefits from | |

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