



Approximate Gross Internal Area 540 sq ft – 50 sq m



First Floor Flat



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11 Gosbrook Road, Caversham, Reading, RG4 8BT
O.I.E.O. £235,000 Leasehold

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



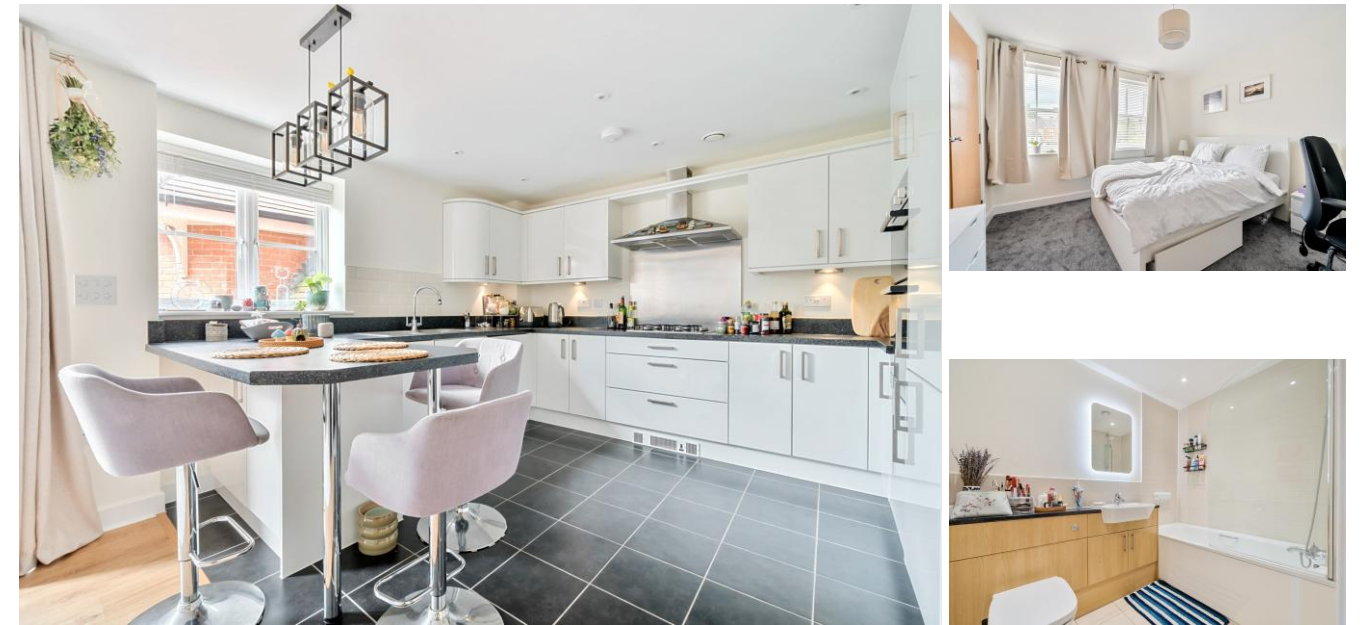
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Masons are proud to offer to the market this TA Fisher purpose built one bedroom apartment, situated in central Caversham within walking distance of a plethora of local amenities, the River Thames and within a mile from Reading mainline station. The property is presented for sale in excellent condition throughout and boasts an open plan 21ft kitchen/living/dining room with a Juliet balcony, 13ft bedroom with built in storage and an 8ft modern bathroom. Further benefits of the property include UPVC double glazing, gas central heating, a lease length of approx. 139 years remaining, well maintained communal gardens and a communal bike shed. **VIEWING RECOMMENDED.**

- Approx. 139 years on lease
- TA Fisher build
- Central Caversham
- Within a mile of Reading station
- 21ft open plan kitchen/living/dining room
- 13ft bedroom
- Immaculate condition
- Gas central heating & UPVC double glazing
- Communal gardens & bike shed

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Front door opens into the entrance hall which boasts two storage cupboards and doors to:

Kitchen/Dining/Living Room:
21'2" x 11'6"
Double glazed with a rear aspect and Juliet balcony.
Fitted with a range of modern eye and base level units with roll edge tops and tiled surround, sink with drainer, gas hob with extractor above, oven and a fridge/freezer.

Bathroom:

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

Bedroom:
13'1" x 10'11"
Double glazed twin with a front aspect, fitted with a built in wardrobe.

Outside:

To the rear the property boasts well maintained communal gardens which are laid with lawn, patio and boasts mature bushes, trees and shrubs.

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