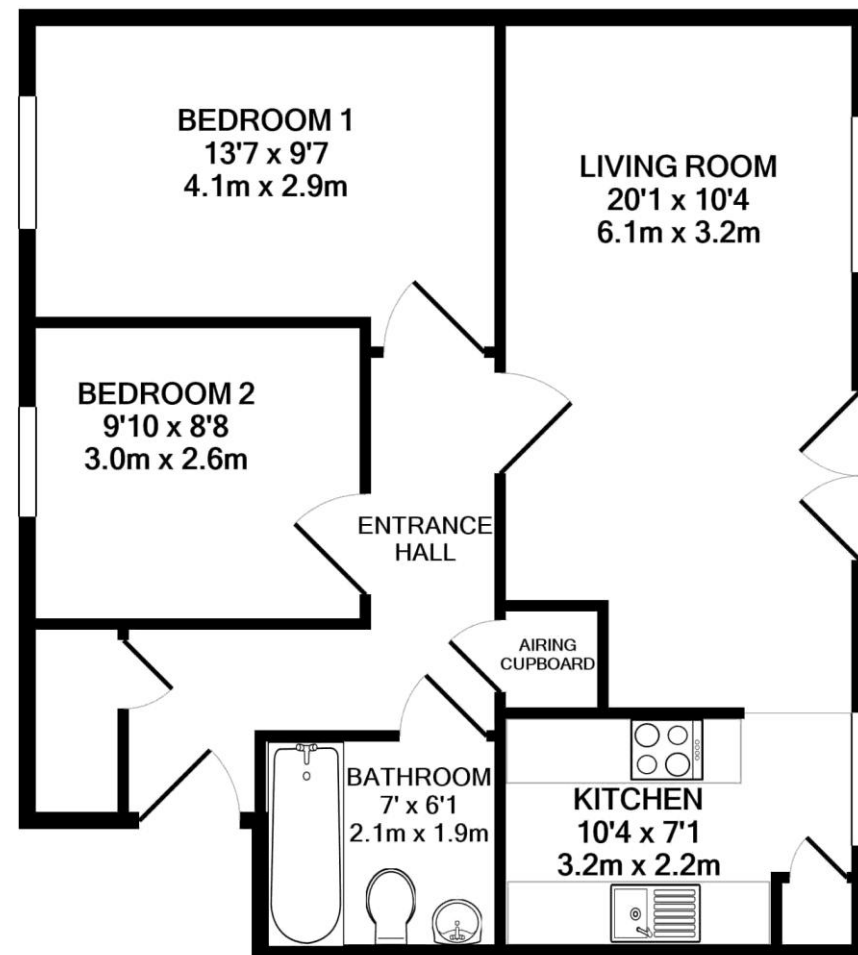


... move with ease



TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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84 Amersham Road, Caversham, Reading, RG4 5NA
Price £250,000 Leasehold

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



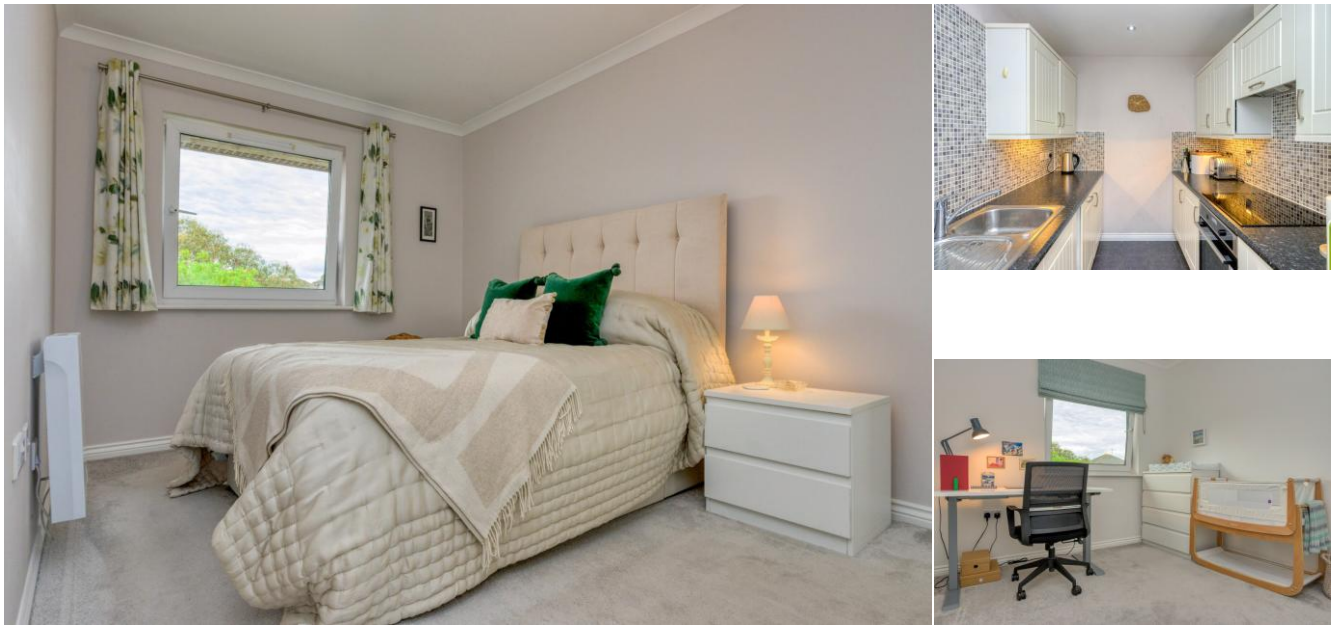
84 Amersham Road, Caversham, Reading, RG4 5NA
 Price £250,000 Leasehold

Masons are proud to offer to the market this well presented two bedroom top floor apartment situated within close proximity to local amenities and easy access into Caversham and Reading town centre and mainline station. The spacious accommodation comprises of a 20ft living/dining room with Juliet balcony offering natural light, an 10ft Kitchen fitted with integral appliances, a 13ft master bedroom, a 9ft second bedroom and a family bathroom. The property has undergone improvements by the current owners which include a complete redecoration, a new Economy 7 meter, four new electric oil-filled heaters, new bathroom and kitchen fittings to name but a few. Further benefits of the property include residents parking, private and spacious loft which provides plenty of storage space, excellent transport links including a bus stop just outside the building with routes into Caversham/Reading town centres and mainline station, UPVC double glazing, wooden flooring throughout the hallway and living area and approx. 120 years remaining on the lease. VIEWING RECOMMENDED.

- 2 bedroom top floor apartment
- Easy access to Caversham/Reading centres
- Immaculate condition
- Undergone recent improvements
- Loft storage
- 20ft living/dining room with Juliet balcony
- 13ft master bedroom
- 120 years remaining on the lease
- Residents parking

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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.



Front door leads to the hallway which has doors to two storage cupboards, access to the boarded loft, and doors to:

Living Room:
 20'1" x 10'4"
 Double glazed front aspect and a Juliet Balcony. An opening leads to the Kitchen.

Kitchen:
 10'4" x 7'1"
 Double glazed with a front aspect, fitted with a range of eye and base level units some of which with integral appliances. The kitchen has had a new tap, new induction hob, new oven and new washing machine during the occupiers ownership.

Master Bedroom:
 13'7" x 9'7"
 Double glazed rear aspect with outlook onto the communal gardens which offers lots of greenery.

Bedroom 2:
 9'10" x 8'8"
 Double glazed rear aspect with outlook onto the communal gardens which offers lots of greenery.

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

Outside:
 There is residents parking with the flat. Nearby transport links including a bus stop on the main road outside the apartment building and offers routes into Caversham/Reading centre and nearby to Reading mainline station.

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