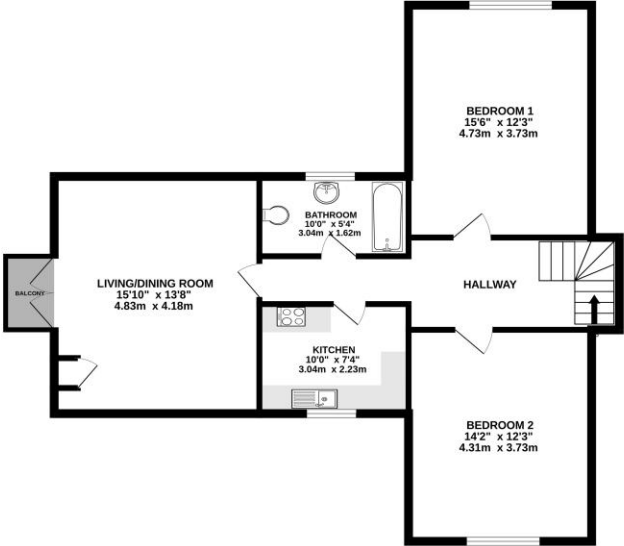




GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any purchase or other transaction. The layout, fixtures and appliances shown herein are not intended to be a guarantee of any kind and are subject to change without notice.  
Mason & Partners Ltd 2020



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Flat 4, 13 Derby Road, Caversham, Reading, RG4 5HE  
OIEO £285,000 Share of Freehold

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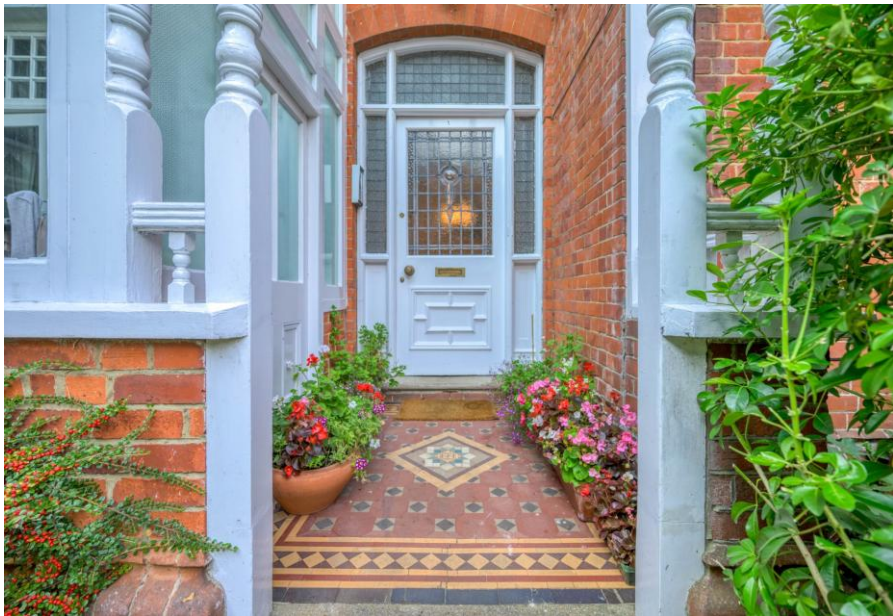
Flat 4, 13 Derby Road, Caversham, Reading, RG4 5HE  
 OIEO £285,000 Share of Freehold

Masons are proud to offer this spacious two bedroom second floor apartment set within this beautiful Victorian property and located on a sought after tree lined private residential road in Caversham and close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 15ft living/dining room with feature balcony, a 9ft kitchen, a 15ft master bedroom and a 14ft bedroom two. Further benefits include a large bathroom, eaves storage, allocated off road parking & additional free on road parking and a fabulous well tended communal garden. Viewing recommended. **SHARE OF FREEHOLD & NO ONWARD CHAIN.**

- |                           |                             |                        |
|---------------------------|-----------------------------|------------------------|
| • SHARE OF FREEHOLD       | • Balcony                   | • 14ft Bedroom 2       |
| • NO CHAIN                | • Beautiful Communal Garden | • Spacious Apartment   |
| • 15ft Living/Dining Room | • 15ft Bedroom 1            | • Popular Private Road |

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Front door to communal entrance hall, which has the stairs leading to the front door. The front door opens to the hallway, which has doors to:

Living/dining room: 15'5" x 13'9" side aspect, storage cupboard.

Balcony: enclosed area.

Kitchen: 9'10" x 7'3" front aspect, a range of eye and base level units with roll edge tops and tiled surround, sink & drainer, integrated oven, hob & extractor

and space and plumbing for additional appliances.

Bedroom 1: 15'1" x 12'2" side aspect.

Bedroom 2: 14'1" x 12'2" side aspect.

Bathroom: rear aspect, a panel enclosed bath with shower over & shower screen, a low level wc and wash basin.

Outside: this property comes with an allocated off road parking space. There is a good size and beautifully kept

communal gardens, which extend around the property and offer a variety of plants, shrubs, trees and flowers. Viewing highly recommended.

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