



TOTAL FLOOR AREA : 503 sq.ft. (46.8 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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36 Meadow Way, Caversham, Reading, RG4 5LY
Price £210,000 Leasehold

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Masons are proud to offer to the market this well presented, one bedroom first floor modern apartment situated within close proximity to local amenities and offering easy access into Caversham and Reading town centre along with Reading Mainline Station. The spacious accommodation comprises of a 15ft living/dining room with access to the balcony, an 8ft modern kitchen, an 11ft master bedroom, family bathroom and a large airing/storage cupboard. The property offers ample parking and great transport links with the nearest bus station situated on the main road in front of the apartment building. Further benefits of this property include a wrap around balcony and UPVC double glazing. VIEWING RECOMMENDED.

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| <ul style="list-style-type: none"> • 15ft living/dining room • Wrap around balcony • 8ft modern kitchen | <ul style="list-style-type: none"> • 11ft bedroom • UPVC double glazing • Ample residents parking | <ul style="list-style-type: none"> • 1st floor apartment • Close to Caversham/Reading centres • Excellent transport links |
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Front door opens into the hallway which boasts a large airing/storage cupboard and doors to:

Bedroom 1:
 11'6" x 9'11"
 Double glazed with a rear aspect.

Bathroom:
 Fitted with a panel enclosed bath with over head shower, low level WC and hand wash basin.

Living/Dining Room:
 15'1" x 12'8"
 Double glazed with multiple aspects, sliding doors onto the wrap around balcony and an opening to the kitchen.

Balcony:
 Wrap around balcony offering multiple aspects and enclosed by metal fencing.

Kitchen:
 8'2" x 7'4"
 Double glazed with a side aspect, fitted with a range of eye and base level modern units with roll edge tops and tiled surround, sink with drainer, oven and hob with extractor above, integral appliances including a fridge freezer and washing machine.

Outside:
 Parking for several vehicles. Nearby transport links including a bus stop on the main road outside the apartment building.

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.