

**Samuel  
James**  
ESTABLISHED 1991

Residential Sales & Lettings

**Caversham Place  
Reading  
Berkshire  
RG1 8BY**

**£319,950  
(Leasehold)**

**Sought after location**

**Short walk to Reading Mainline  
Train Station**

**No onward chain complications**

**Secure gated parking**



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**SAMUEL JAMES**

**Samuel James** presents to you this two bedroom executive third floor apartment located in the sought after location of Caversham borders. The property is located close to Caversham High Street, River Thames and a short walk to the train station and town centre.

This property also benefits from a balcony and gated parking.

**Entrance Hall:**

Offers access to storage cupboard, airing cupboard, intercom system and doors to...

**Lounge/Diner/Kitchen:**

Built in washer, integral oven and hob with space for fridge freezer. Access to balcony.

**Master Bedroom:**

Includes an en-suite.

**Bedroom Two**

**Bathroom:**

Shower over bath, hand basin and W/C, extractor.

**Key points:**

- No onward chain complications
- Walking distance to all local amenities & train station
- Popular location

**Lease:** 145 years

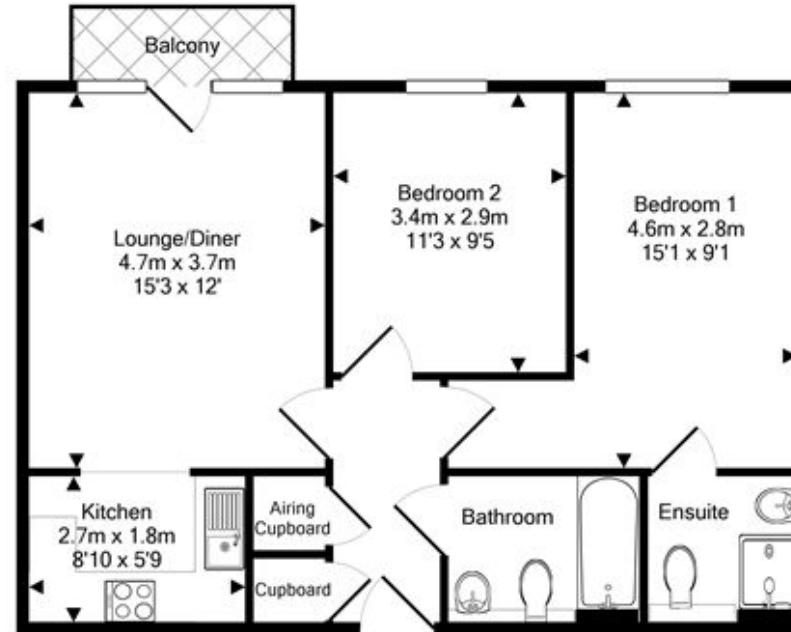
**Service charge:** £1600 per annum approx

**Ground rent:** £299 per annum approx

**Local Authority:** Reading Borough Council

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Total Approx. Floor Area 59.6 Sq.M. (642 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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