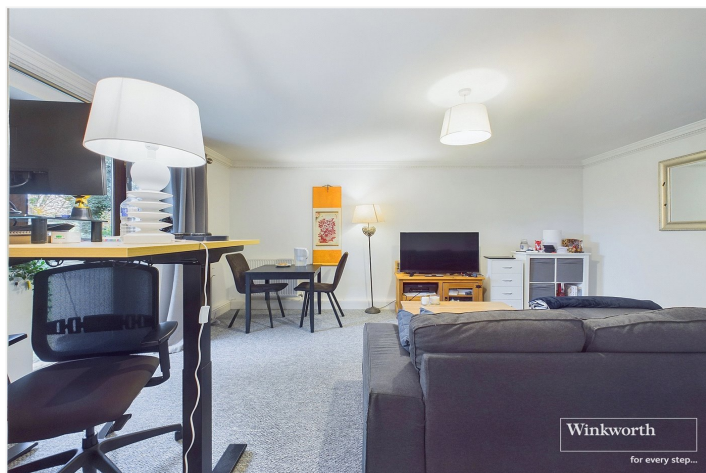




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**ELLIOTTS WAY, CAVERSHAM, READING, RG4 8BF  
OFFERS IN EXCESS OF £280,000 LEASEHOLD**

**A TWO BEDROOM GROUND FLOOR APARTMENT  
OVERLOOKING CHRISTCHURCH MEADOWS A SHORT  
WALK TO READING STATION AND TOWN CENTRE**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

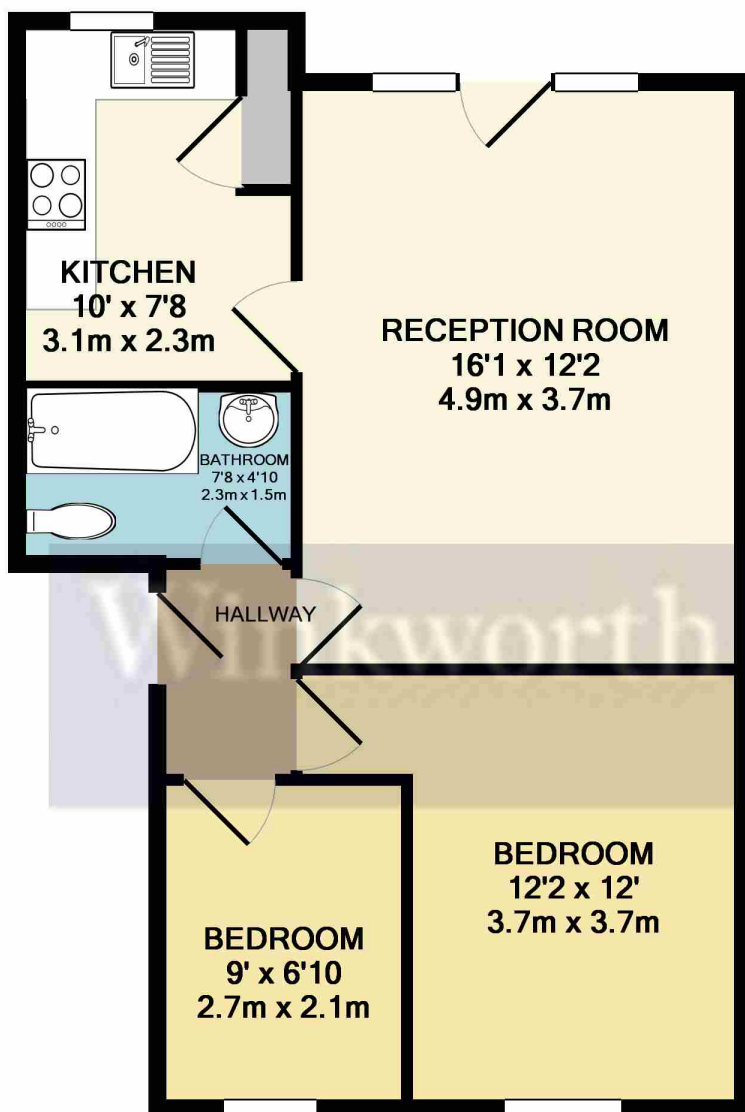
This two bedroom ground floor apartment is conveniently located overlooking Christchurch Meadows and a short walk to Reading Station via the pedestrian Christchurch Bridge over the River Thames. The property also offers excellent access to the centre of Caversham with its excellent selection of cafes, restaurants and Waitrose supermarket. Accommodation comprises, a lounge/diner with French doors opening into the communal gardens, two bedrooms, a fitted kitchen and three piece bathroom suite. Further benefits include an allocated parking space and visitors parking. This lovely well positioned apartment is for sale with no chain complications and would make an excellent first time purchase, investment or suit someone downsizing.

## AT A GLANCE

- Two Bedroom Ground Floor Apartment
- Thames Side Location
- Walk to Reading Station and Centre of Caversham
- Lounge/Diner With French Doors into Communal Gardens
- Fitted Kitchen
- Off Street Allocated Parking
- No Chain
- Affordable Service Charge and Zero Ground Rent







TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 98 year and 2 months

**Service Charge:** £1400 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-58) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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