



PROSPECT STREET, READING, BERKSHIRE, RG4 8JB
£280,000 LEASEHOLD

A CONTEMPORARY ONE/TWO BEDROOM GROUND FLOOR PROPERTY IN THIS SMALL BESPOKE NEW DEVELOPMENT IN THE HEART OF CAVERSHAM

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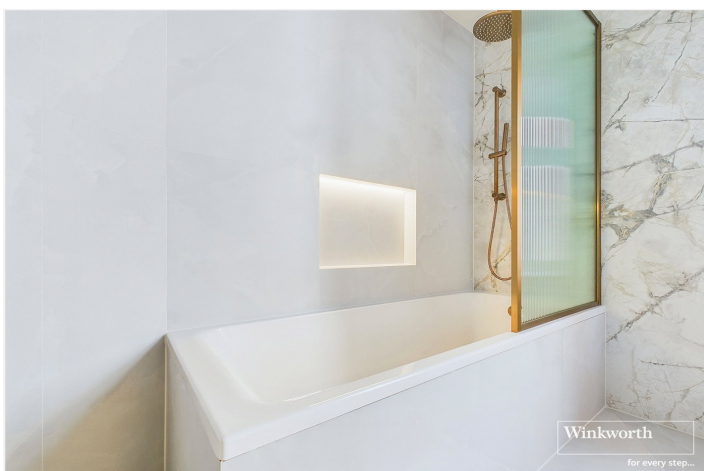
DESCRIPTION:

A unique ground floor maisonette set in this exclusive gated development. Conveniently located in the heart of Caversham close to an excellent selection of restaurants, bars, cafes, shops and an easy walk to the River Thames and Reading Station. Forming part of a small bespoke development these superb homes have been finished to the highest standards offering the owners the very best of contemporary living in an excellent location.

This delightful home features a range of contemporary design features including; designer bathroom fittings, Cormar carpets to bedrooms, feature lighting throughout, bespoke joinery doors and brass ironmongery with hidden hinges, underfloor heating and a NIBE unit with Mechanical Heat Ventilation System. Approached via a set of electric gates from North Street, which is a no through road, the property has its own front door to the rear of the courtyard. Living accommodation comprises a generous open plan living space with a Caple fitted kitchen to one end and French doors opening onto a garden at the other. The living space has a large roof light creating a light and airy space. The kitchen comes with a full range of integrated appliances and stone work surfaces. There is a double bedroom, a generous study space or guest room with Velux windows and a superb bathroom. The property benefits from underfloor heating throughout. This delightful home would suit young professionals purchasing their first home or someone downsizing.

AT A GLANCE

- Small Bespoke Gated Development
- Open Plan Living with Large Roof Light
- Caple appliances
- Travertine Marble Worktops in Kitchen.
- Porcelanosa tiles and bathrooms.
- Porcelanosa flooring.
- Bronze bathroom fittings
- 10 Year Builders Warranty by Advantage Warranties



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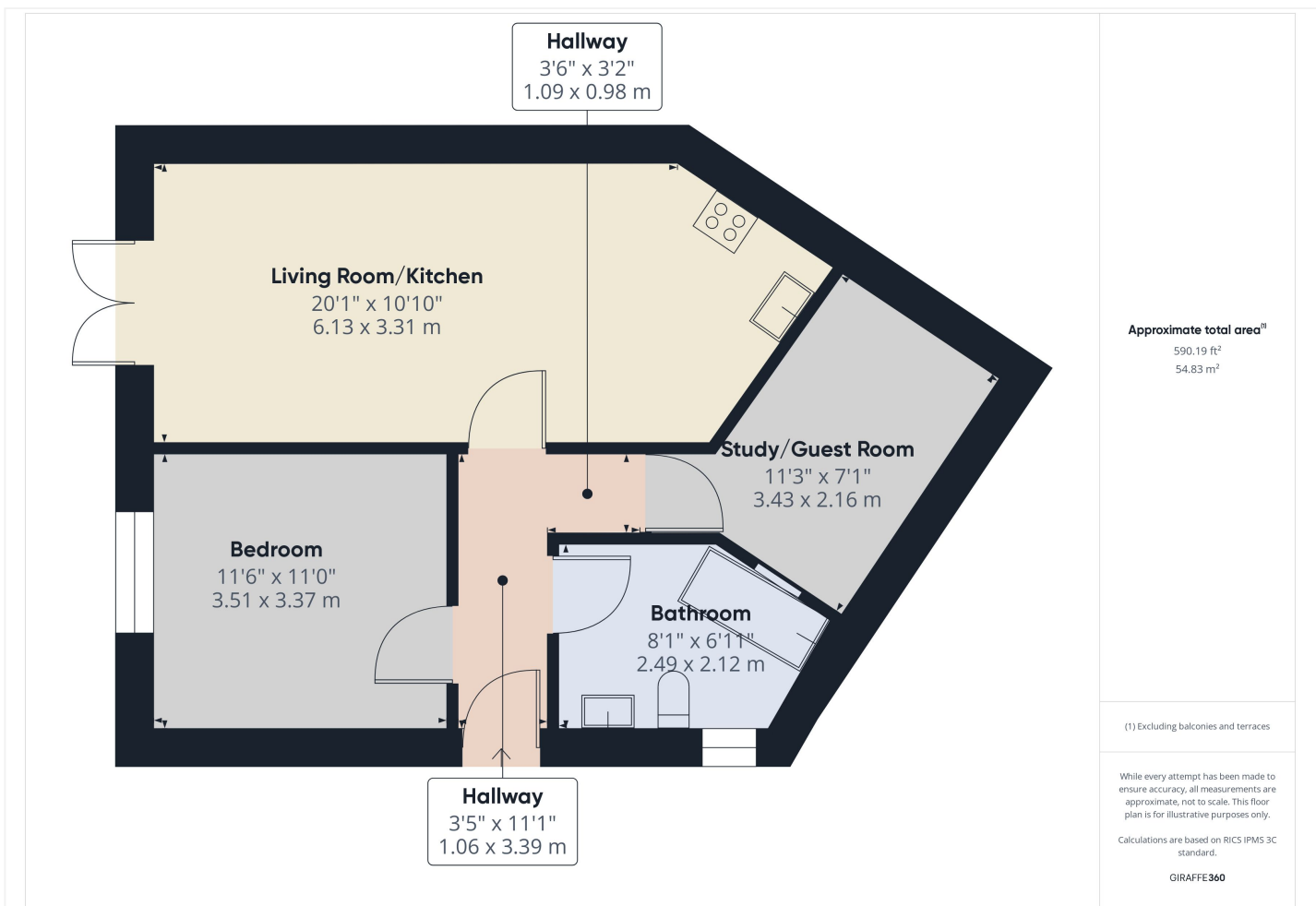
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 999 year and 0 months

Service Charge: £1112 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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.

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