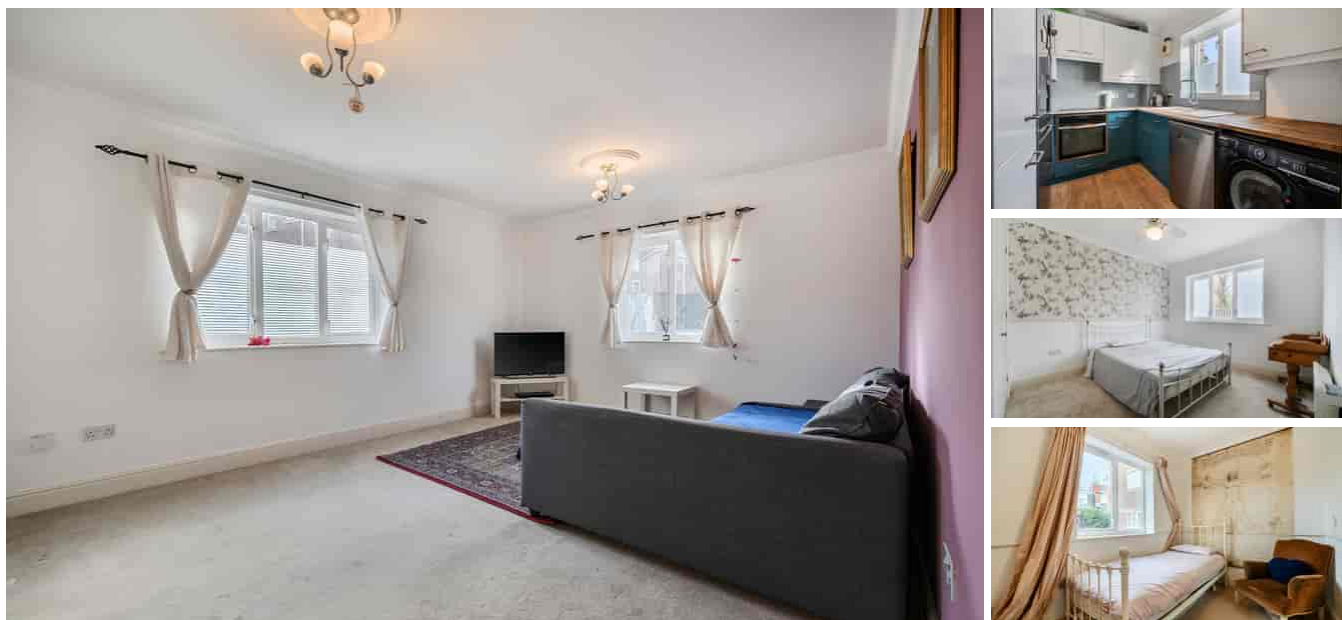


## £106,000 Shared Ownership



- Guideline Minimum Deposit £10,600
- Ground Floor
- Dual-Aspect Reception Room
- Allocated Parking Space
- Shops, Restaurants etc Nearby
- Guide Min Income Dual £34.4k | Single £40.7k
- Approx. 654 Sqft Gross Internal Area
- Fitted Wardrobes in Both Bedrooms
- Close to Thames/Riverside Public Parks
- Reading Station within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £265,000). A two-bedroom, ground-floor flat in the heart of the desirable Caversham area of Reading, just north of the Thames. There is a Waitrose supermarket plus a range of other shops on, or around, nearby Church Street and riverside public parks such as Caversham Court Gardens and Christchurch Meadows. Rivermead Park and Rivermead Leisure Centre are just south of Caversham Bridge. The property features a dual-aspect (south-west and south-east-facing) reception room, a separate kitchen (accessed via reception), a bathroom with attractive, marble-style tiles and fitted wardrobes in both bedrooms. Outside, there is a communal garden with mature trees and the flat comes with use of an allocated parking space. Reading Station (for rail services to numerous destinations including fast, frequent trains to London Paddington) is within comfortable walking distance or a brief bus or bike ride. Thameside Primary School is just minutes away and there are three other primaries within a half-mile radius, all are Ofsted-rated 'Good'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (currently 99 years from 01/01/1998, 99 year extension in progress).

**Minimum Share:** 40% (£106,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £320.88 per month (subject to annual review).

**Service Charge:** £241.54 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £34,400 | Single - £40,700 (based on minimum share and 10% deposit).

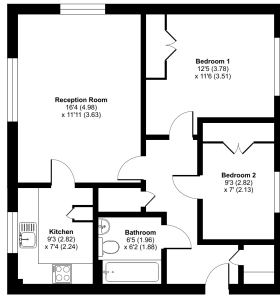
**Council Tax:** Band C, Reading Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



**Abbotsmead Place, Caversham, Reading, RG4**

Approximate Area = 654 sq ft / 60.8 sq m  
For identification only - Not to scale



GROUND FLOOR

Plan plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves, REF: 158358

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Bathroom

6' 5" max. x 6' 2" max. (1.96m x 1.88m)

#### Bedroom 2

9' 3" min. x 7' (2.82m x 2.13m)

#### Bedroom 1

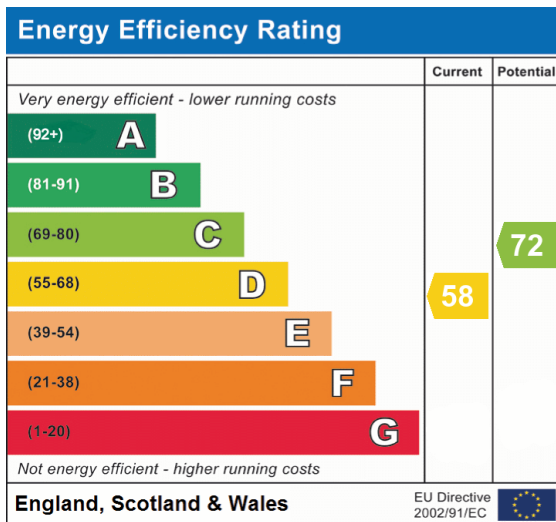
12' 5" max. x 11' 6" max. or 9' 11" min. (3.78m x 3.51m/3.02m)

#### Reception Room

16' 4" x 11' 11" (4.98m x 3.63m)

#### Kitchen

9' 3" x 7' 4" (2.82m x 2.24m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.