



**Emmbrook Court, Reading RG6 5TZ**



Total floor area 66.9 sq.m. (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## welcome to Emmbrook Court, Reading

- First Floor Apartment for the over 55's
- Kitchen, Lounge with Balcony
- Two Bedrooms
- Warden Controlled with Pull Cords in all Rooms

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for

guide price **£210,000**



### Entrance Hall

### Lounge With Balcony

16' 2" x 13' 9" ( 4.93m x 4.19m )

### Kitchen

9' 2" x 9' ( 2.79m x 2.74m )

### Bedroom One

15' 2" x 10' ( 4.62m x 3.05m )

### Bedroom Two

10' 3" x 8' 2" ( 3.12m x 2.49m )

### Wet Room

**view this property online** [rogerplatt.co.uk/Property/LOE108094](http://rogerplatt.co.uk/Property/LOE108094)



Property Ref:

LOE108094 - 0005

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