

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **LYEFIELD COURT, EMMER GREEN CAVERSHAM, RG4 8AP**

**£315,000**

A bright and airy first floor apartment in this desirable development for over 55's located in Emmer Green. The courtyard-style housing boasts well tended communal gardens and includes estate managers, close by amenities and is a short stroll to the bus stops. It includes access via stairs with a communal stair lift, large living room and dining room with balcony, kitchen, two double bedrooms and a garage. No onward chain

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**KEY FEATURES**

- Personal alarm system
- On-site estate managers
- Guest Suite
- Private garage with electric door

**COMMUNAL ENTRANCE HALL**

An inviting entrance with stunning domed ceiling with glazed turret, staircase, including useful chairlift, leads to the first floor



**ENTRANCE HALL**

With security entry phone system, storage cupboard housing fuse box, hatch to loft storage space



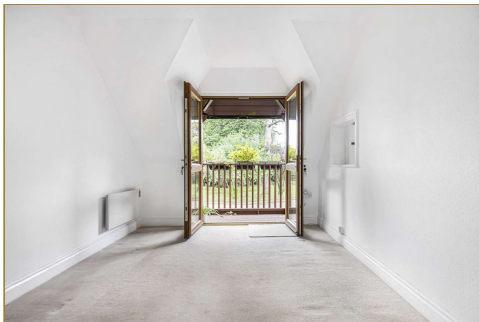
**LIVING ROOM**

With feature large bay window with window seat, further side aspect window, electric radiator, double doors to:



**DINING ROOM**

With rear glazed double doors leading to BALCONY, electric radiator and storage radiator







### **KITCHEN**

Fitted to comprise worktops with a range of cupboards and drawers, sink unit, electric hob with concealed extractor hood over, built in electric oven, space for separate fridge and freezer, under-unit lighting, electric radiator, front aspect window



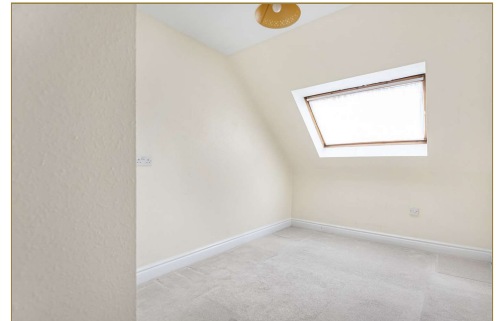
### **BEDROOM ONE**

Measuring approx. 22ft in length including small dressing area, rear aspect, electric radiator, built in double wardrobe, further storage cupboard



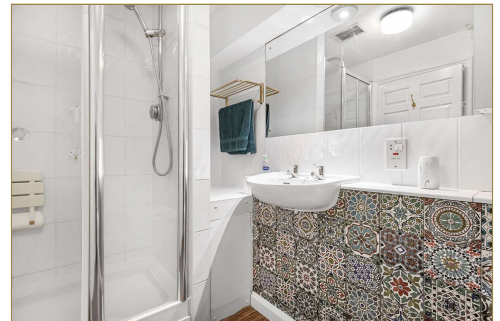
### **BEDROOM TWO**

Front aspect, built in double wardrobe



### **BATHROOM**

Three piece suite comprising double width shower cubicle, wall mounted wash hand basin, W.C., airing cupboard with shelving, tiled surrounds



**OUTSIDE**

The communal grounds encompass the whole development and are well maintained under the management agreement and includes visitor parking



There is a residents room with a kitchen for the enjoyment of all at Lyefield Court and the neighbouring The Conifers.

Furthermore, there is a residents laundry room, located by the first row of garages that includes two washing machines and two tumble dryers



**GARAGE**

There is a garage located along the second row of garages situated just after this apartment.



## **TENURE**

Leasehold

Original lease - 150 years

Lease remaining - 110 years

Maintenance charge - £560 per month

Ground rent - n/a

Service charge includes

On site estate managers

Personal alarm system

Maintenance of gardens, buildings and visitors parking

Access to guest suite

Buildings insurance

Window cleaning

Laundry room

Residents room

There are regular social events, such as coffee mornings held by the residents. It is a thriving community

## **COUNCIL TAX**

Band F

## **FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

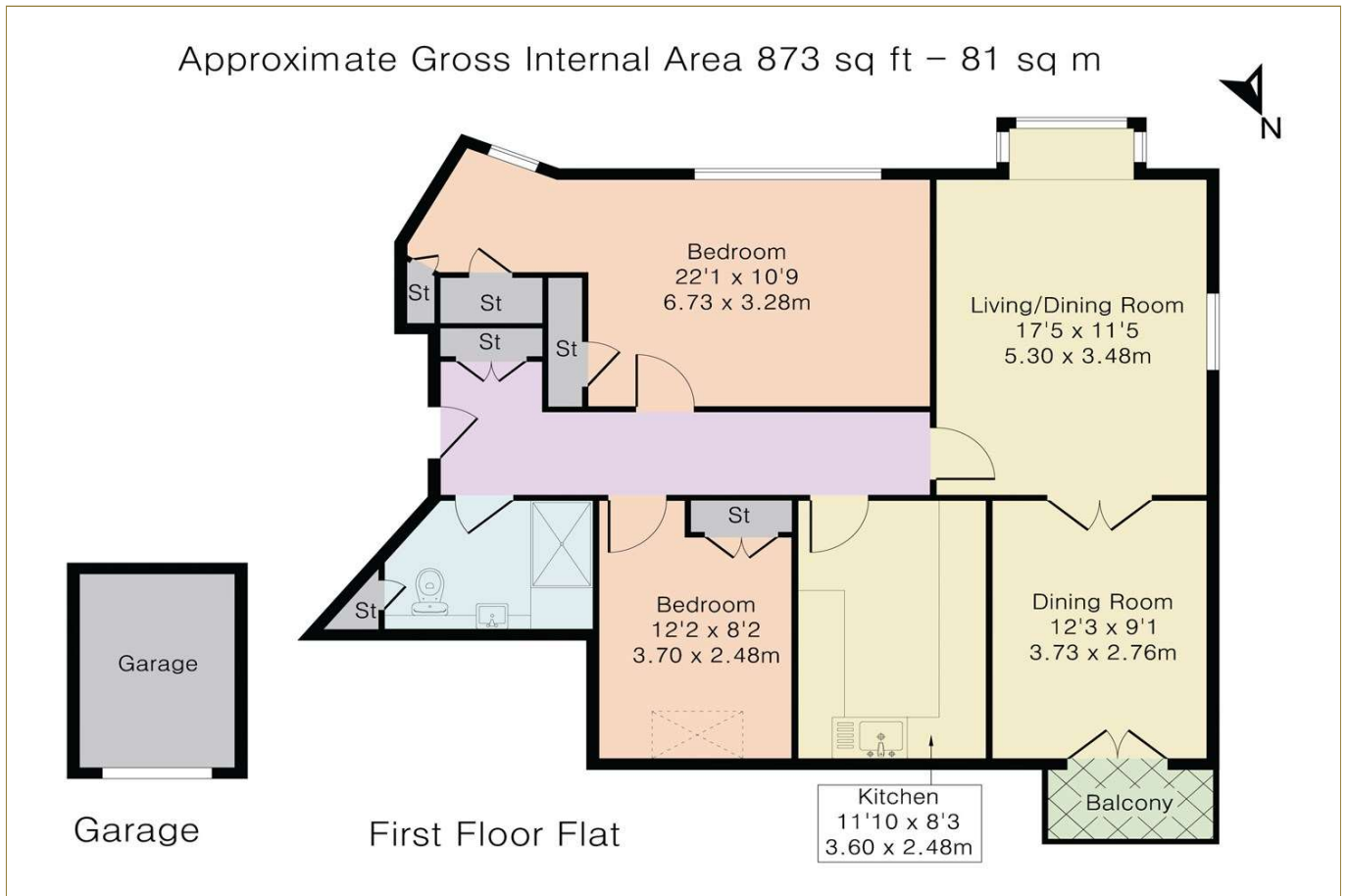
## **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8244-7620-2119-1863-3906>

**FLOOR PLAN**

These floor plans are for guidance purposes only and are not to scale





### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

