

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LYEFIELD COURT, EMMER GREEN READING, RG4 8AP

£525,000

A splendid two bedroom retirement cottage uniquely positioned in this development enabling an additional garden/conservatory room to the side and double width level secluded south facing rear garden set in this prestigious development for over 55's set in beautifully tended communal grounds with garage. Bus stops are located by the entrance to Lyefield Court, approx. 500 metres from the Emmer Green shopping precinct, church, doctors surgery and post office. No chain

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ENTRANCE

Front door to

RECEPTION HALL

With radiator, staircase to first floor, understair storage cupboard and door to



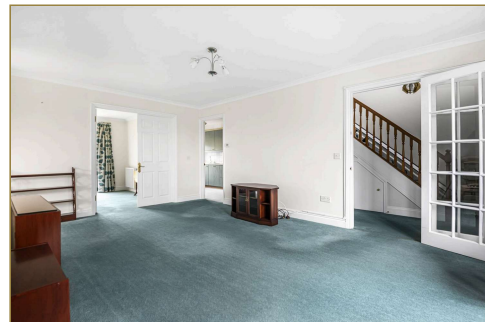
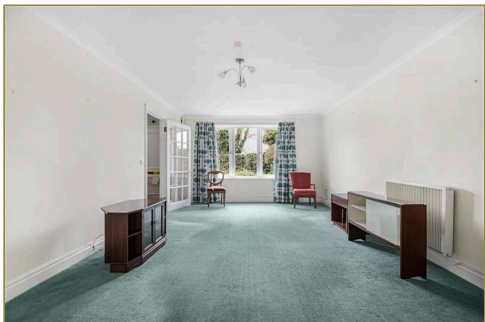
SHOWER ROOM

Comprising tiled shower cubicle, wash hand basin, W.C., heated towel rail, storage cupboard



LIVING ROOM

With front aspect double glazed window, radiator, double doors through to



DINING ROOM

With rear aspect double glazed French doors to patio and personal garden, radiator, serving hatch from kitchen



ADDITIONAL GARDEN ROOM/CONSERVATORY

A fine unique addition to this particular property, brick based construction with double glazed windows with matching double glazed door to additional patio and garden, light and power

**FITTED KITCHEN**

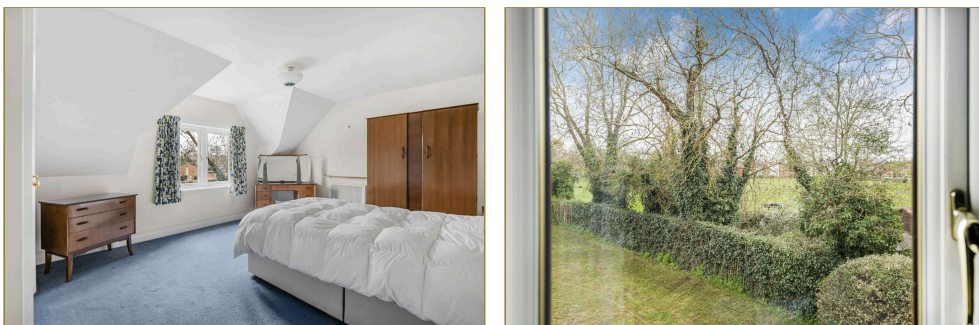
Comprising single drainer sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring electric hob and extractor hood above, integrated oven and microwave, space for fridge/freezer, rear aspect double glazed window and matching double glazed door to garden

**STAIRCASE FROM RECEPTION HALL, WITH ADDITIONAL STAIR LIFT TO FIRST FLOOR LANDING**

With access to loft space above, front aspect double glazed window

**BEDROOM ONE**

With front aspect double glazed window, radiator, built in triple wardrobe

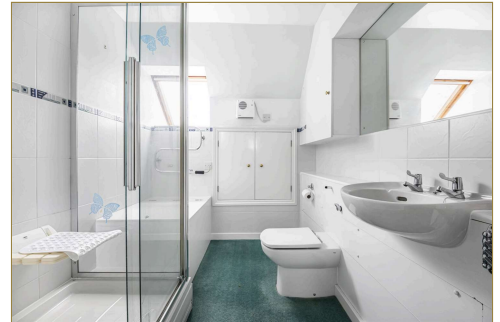


BEDROOM TWO

With rear aspect double glazed windows with bench seat, radiator, built in double wardrobe

**BATHROOM (SHOWER ROOM)**

Comprising large fully tiled shower cubicle, wash hand basin, W.C., heated towel rail and warm air heater, built in airing cupboard, rear aspect Velux double glazed window

**REAR GARDEN**

At the rear of the property is a generous level and secluded garden with twin paved patio areas and lawned gardens with flower and shrub borders and trellis fencing with rear gateway access, outside water tap. Enjoying as southerly aspect and rear access to





GARAGE

Which is accessed via rear service road with electrically operated up and over door, power and light and useful eaves storage space



OUTSIDE

At the front of the property is a block paved pathway leading to the front door and neat enclosed flowerbeds to the front and side. The front is entered via communal walkway with communal well tended lawn grounds to the front



COMMUNAL GROUNDS

There are communal lawn grounds which are well tended under the maintenance agreement





AERIAL VIEW

Courtyard setting adjacent to Emmer Green Park



NOTE

There is a 24 hour emergency call centre that is linked to the Residents 'call' pendants - offering extra peace of mind

FACILITIES

There is also a useful laundry room located by the first row of garages, that includes two washing machines and two tumble dryers. A residents room is available for the residents of both Lyefield Court and The Conifers



DIRECTIONS

Leave Caversham centre via Peppard Road, continue up the hill into Emmer Green, turn left into Kidmore End Road and just after the Emmer Green park turn left into Lyefield Court

TENURE

Leasehold

Original lease - 150 years

Lease remaining - 109 years

Maintenance charge - £1,680 per quarter

Ground rent - One peppercorn

COUNCIL TAX

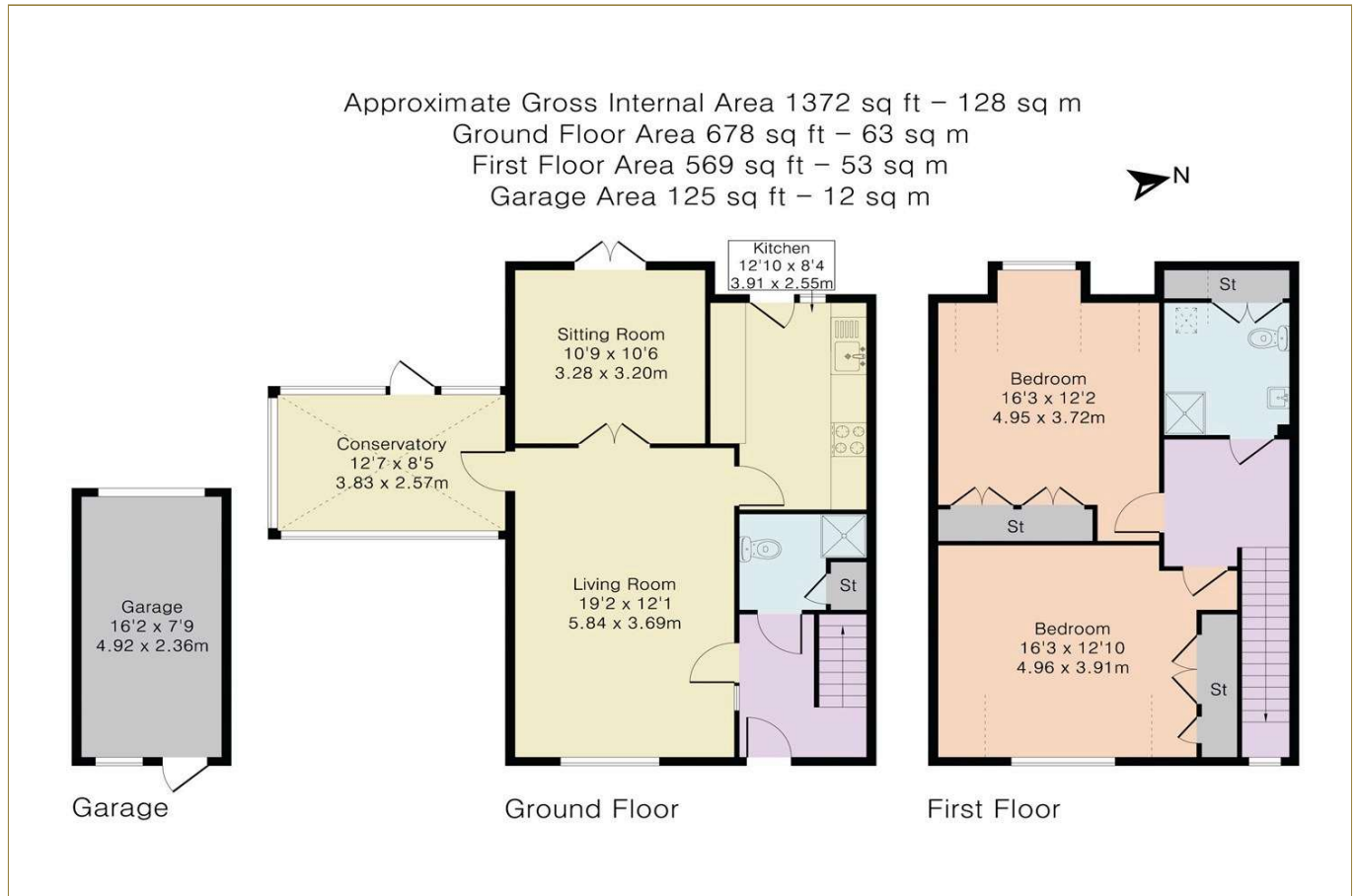
Band F

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**Energy Rating ED**

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/2034-1227-6300-0542-6222>

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

