

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**ESSEX WAY, SONNING COMMON  
READING, RG4 9RG**

**£280,000**

A superior two bedroom first floor retirement apartment benefiting from a brand new kitchen and bathroom. Includes 16ft living room with balcony overlooking the gardens and garage. Only 5 minute walk to bus stops, 10 minutes to the pleasant walk at Millennium field & 15 minutes to local shops & doctors. No onward chain

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**COMMUNAL ENTRANCE HALL**

With security entry phone system, stairs to apartment

**ENTRANCE HALL**

Entry phone system, airing cupboard, storage cupboards, vertical radiator, hatch to loft space

**LIVING/DINING ROOM**

Twin side aspect windows, double doors leading to BALCONY that overlooks the delightful rear communal gardens, radiator



**KITCHEN**

Newly fitted in 2024, comprising worktops with a range of cupboards and drawers, sink unit, plumbing for washing machine, appliance standing space, cupboard housing gas boiler, rear aspect

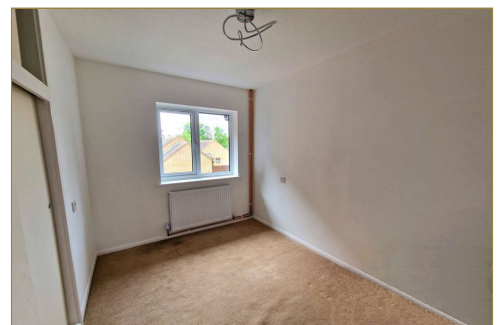
**BEDROOM ONE**

Side aspect window, radiator, built in double wardrobe



**BEDROOM TWO**

Front aspect, radiator, built in double wardrobe





### **BATHROOM**

Newly fitted in 2024. Three piece suite comprising, panelled bath with shower screen, pedestal wash basin, w.c, chrome towel radiator, side aspect window



### **OUTSIDE**

There are communal grounds tended under the maintenance agreement with residents parking



### **GARAGE**

In nearby block



### **TENURE**

Leasehold

Lease remaining - 985 years approx.

Maintenance charge - £92.00 per month

### **COUNCIL TAX**

Band D

### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

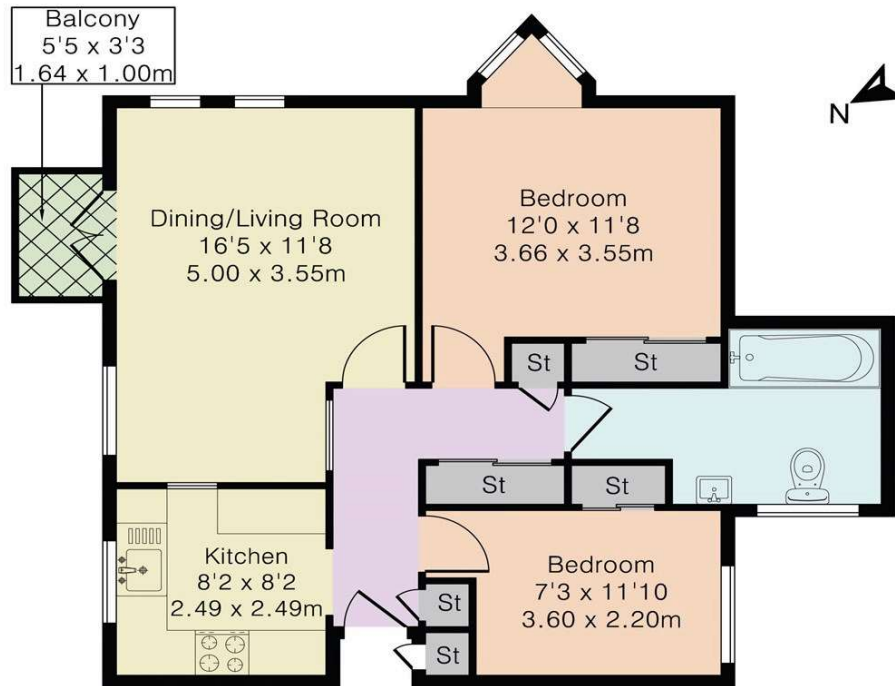
Energy Rating C

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/5800-6928-0422-2390-3643>

### FLOOR PLAN

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

Approximate Gross Internal Area 633 sq ft – 59 sq m



### LOCATION

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

