

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£240,000

A superior two bedroom first floor over 50's/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. Unfurnished and available immediately.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

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

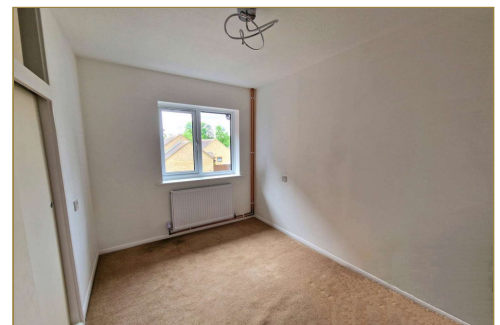
BEDROOM ONE

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



COUNCIL TAX

Band D

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

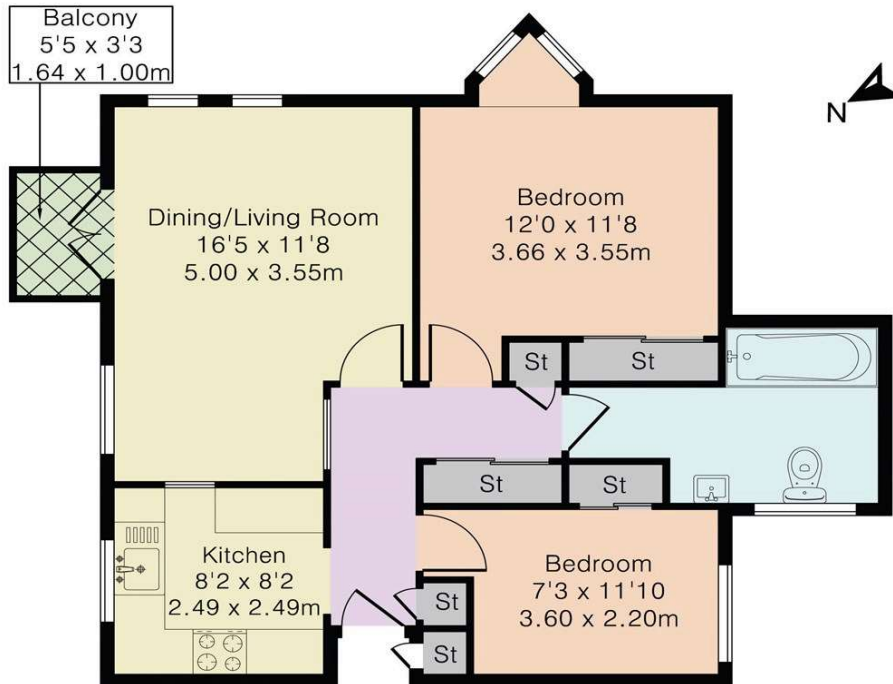
Energy Rating C

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

