

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LYEFIELD COURT, EMMER GREEN READING, RG4 8AP

£400,000

A well presented two bedroom ground floor retirement apartment situated in the highly sought after complex of apartments and cottages, located only a 5 minute walk to local shops and post office. Includes personal outdoor patio area and GARAGE in block. Positioned adjacent to Emmer Green Park with nearby bus stops to Caversham & Reading town centre. No onward chain

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COMMUNAL ENTRANCE HALL

This access door leads to only four apartments

ENTRANCE HALL

Entryphone system, electric radiator, cloaks cupboard



LIVING/DINING ROOM

As this is the end property it is a light room with dual aspect windows, two electric radiators, door from dining area to personal patio garden



KITCHEN

Fitted to comprise: worktops with a range of cupboards and drawers, built in NEFF oven & hob with extractor, plumbing for washing machine, further appliance space, tiled splashbacks, front aspect



BEDROOM ONE

Rear aspect, two built in wardrobes, electric radiator



BEDROOM TWO

Front aspect, built in double wardrobe, electric radiator



SHOWER ROOM

Three piece suite comprising: double width shower cubicle, wash hand basin, W.C, airing cupboard



OUTSIDE

To the rear of the property is a neat enclosed patio garden with room for table and chairs





GARAGE

In block marked no.19 with adjacent communal water tap



COMMUNAL GROUNDS

The grounds are well tended under the maintenance agreement and include parking area for residents and guests



AERIAL VIEW**COMMUNAL FACILITIES**

There is a communal laundry room that is located by the first row of garages and includes two washing machines, two tumble dryers and a courtesy sink. A residents room is also 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 - 108 years

Maintenance charge - £1,680 per quarter

Ground rent - N/A

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

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/2844-3943-1200-4354-2204>

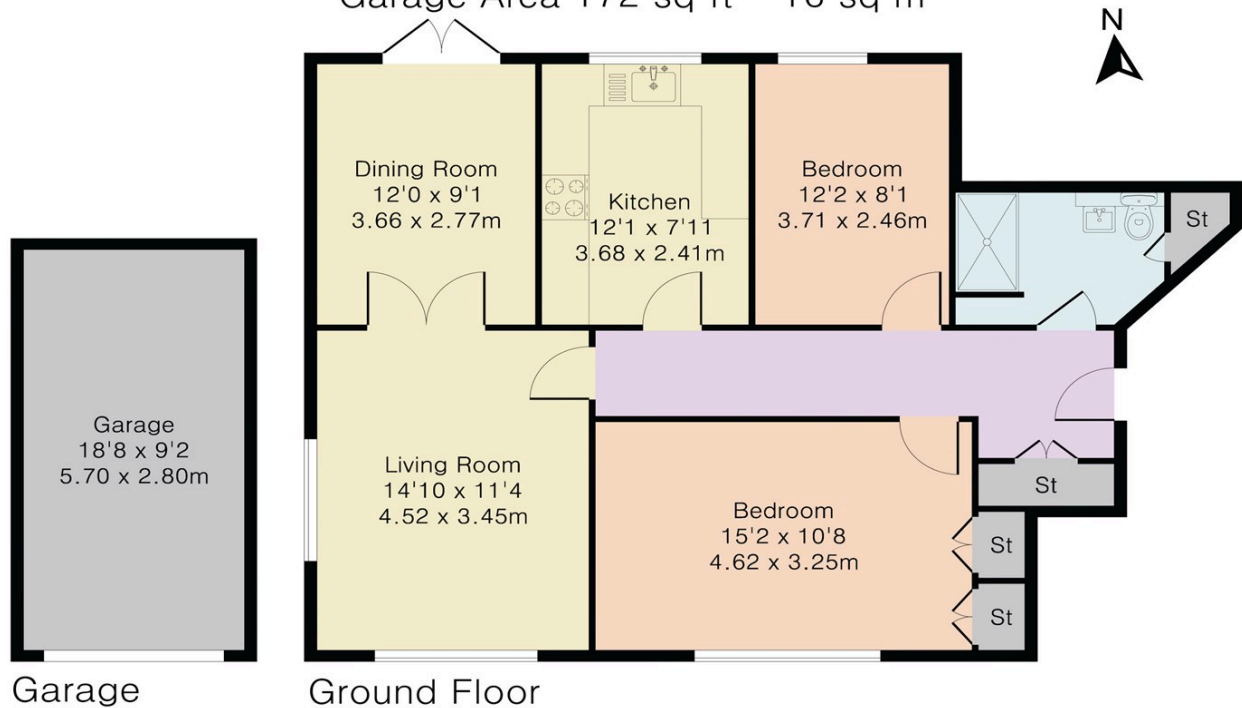
FLOOR PLAN

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

Approximate Gross Internal Area 1031 sq ft - 96 sq m

Ground Floor Area 859 sq ft – 80 sq m

Garage Area 172 sq ft – 16 sq m



LOCATION

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

