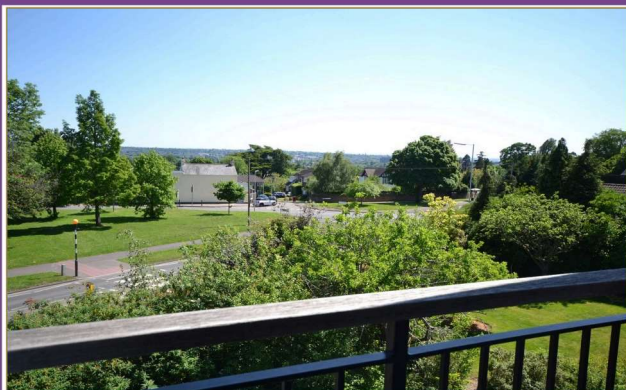


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MERSTON HOUSE, BUCKINGHAM DRIVE EMMER GREEN, EMMER GREEN, RG4 8RY

£325,000

SOLD PRIOR TO MARKETING. A second floor well presented penthouse with far reaching views and only a five minute drive to Caversham centre and within at 12 minute walk of Emmer Green Primary School. Benefits from residents parking & Juliette balcony

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

COMMUNAL ENTRANCE HALL

Entry phone system, staircase to top floor, personal front door through to

ENTRANCE LOBBY

Entry phone system, built-in cupboard, door to

LIVING/DINING ROOM

16'10 (5.13m) x 13'2 (4.01m)

Dual aspect windows, French doors to Juliette balcony with far-reaching views, laminate flooring

KITCHEN

13'4 (4.06m) x 6'11 (2.11m)

Front aspect window, stainless steel sink unit with cupboard under, range of both floor standing and wall mounted eye level units, built-in gas hob with extractor hood above and electric oven below, further integrated appliances including washer/dryer, dishwasher and fridge/freezer, tiled floor

BEDROOM ONE

14'2 (4.32m) x 10'8 (3.25m)

Dual aspect room with far-reaching views, range of built-in wardrobes, door to

EN SUITE SHOWER ROOM

Shower cubicle, w.c., sink set in vanity unit, heated towel rail, tiled floor

BEDROOM TWO

13'0 (3.96m) x 8'8 (2.64m)

Side aspect window, range of fitted wardrobes stretching the length of the room

BATHROOM

Fitted to comprise bath with electric shower over, w.c., pedestal wash hand basin, heated towel rail, tiled floor

TENURE

Leasehold

RESIDENTS PARKING

Allocated parking space

COUNCIL TAX

Band C

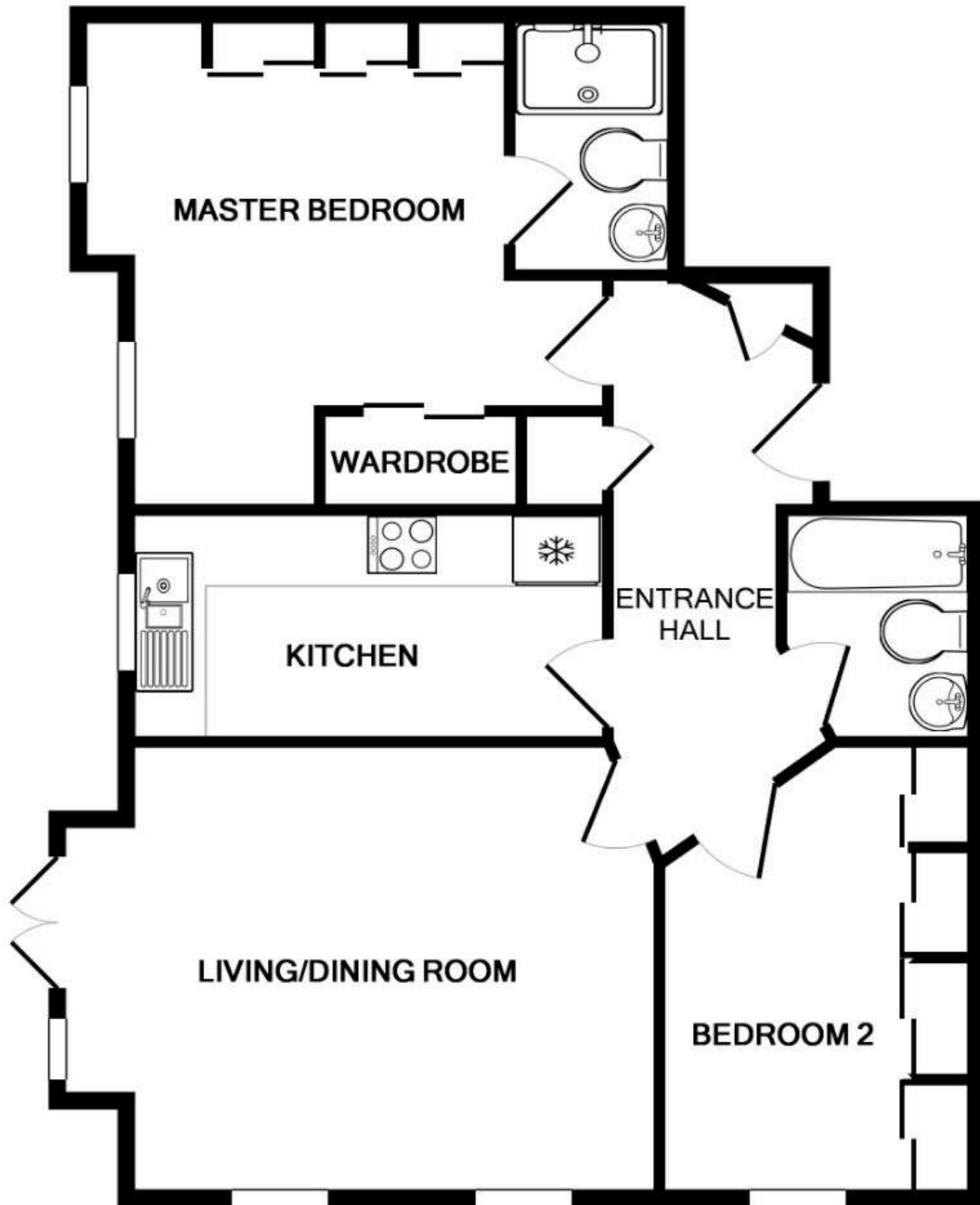
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/5300-6363-0222-3028-3993>

FLOORPLAN

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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