

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### GROVE HILL CLOSE, EMMER GREEN READING, RG4 8EJ

**£335,000**

A really well presented two bedroom flat with 14ft balcony offering superb elevated south-west facing views over Hemdean valley. Includes open plan kitchen/family room, bathroom & allocated residents parking. Cost saving features include solar power for the central heating & hot water, its own private water supply and a sedum roof acting as a thermal regulator during the seasons

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**BACKGROUND**

This development was built in 2011 by Highfield Developments, who are highly regarded for their design with innovation and technology. Positioned at the end of a no through road location abutting woodland of ancient Beech trees, this development of just 10 properties utilises many leading features including a solar power heat exchange system producing heat for the central heating and hot water, its own private water supply and a sedum roof acting as a thermal regulator during the seasons. Ultimately, this all helps to reduce the running costs for this property.

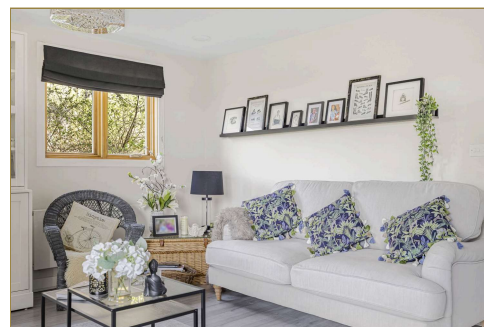
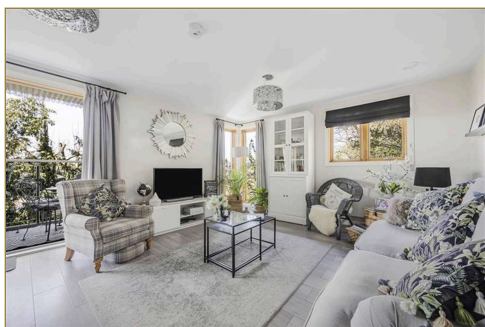
Less than one mile to Caversham centre and just over a 30 minute walk to Reading station.

**ENTRANCE HALL**

Built in airing/storage cupboard, laminate flooring throughout

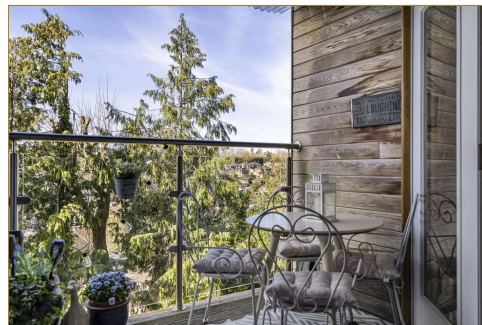
**OPEN PLAN KITCHEN/LIVING ROOM**

Living area: Super corner full height feature windows, further side aspect window, large opening doors to balcony

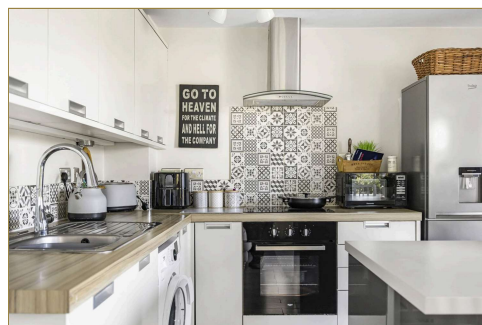
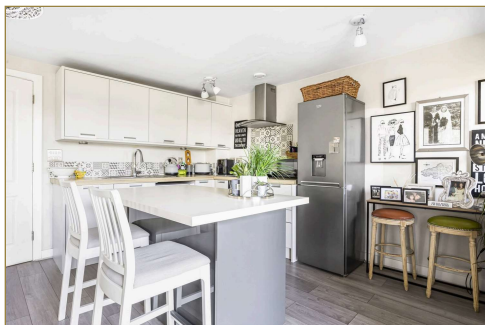




Balcony: 14ft in width with glass balustrades and decked floor. This an excellent open area offering elevated south-west facing views over the Hemdean Valley



Kitchen: Fitted to comprise worktops with sink unit, fitted electric oven, hob and extractor hood, range of cupboards and drawers, plumbing for washing machine, space for fridge freezer, rear aspect window



## **BEDROOM ONE**

Front aspect, radiator



## **BEDROOM TWO**

Side aspect, alcove area, radiator



## **BATHROOM**

Three piece suite comprising: panelled bath with overhead shower, fitted wash hand basin with cupboard, w.c, towel radiator, tiled walls



## **PARKING**

There is one allocated space within the residents parking area along with two further visitor spaces.



## **TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 110 years

Ground rent - £176 per annum

Service charge - 1,464 per annum

**SCHOOL CATCHMENT**

The Hill Primary School

Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band C

**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

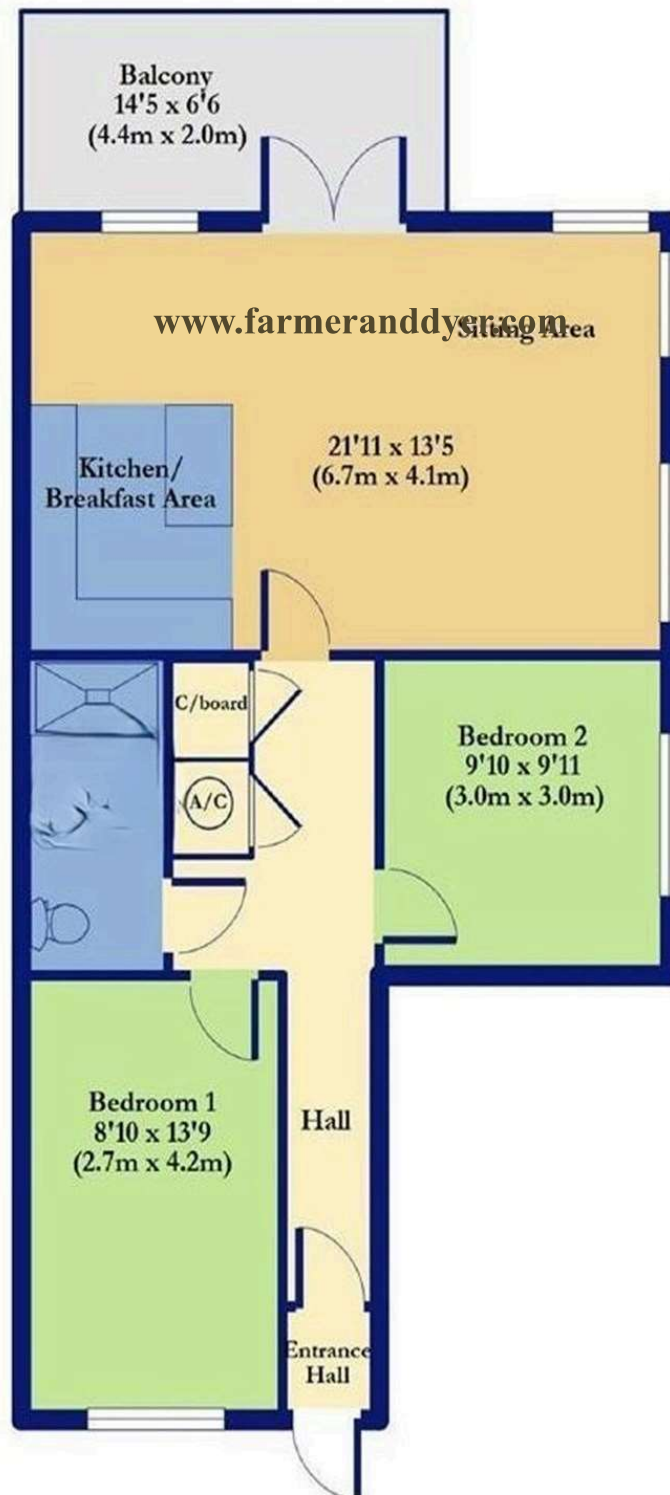
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating B

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/0330-2956-1060-2199-1701>

**FLOOR PLAN**

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



APPROX GROSS INTERNAL FLOOR AREA: 774 sq. ft / 72 sq. m



**LOCATION**

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

