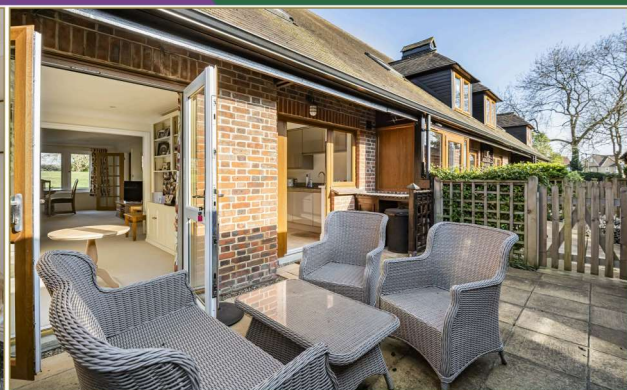


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LYEFIELD COURT, EMMER GREEN READING, RG4 8AP

£495,000

A beautifully presented two bedroom retirement cottage with its own private south facing patio garden set in a prestigious complex for the over 55's, with superbly tended communal grounds and garage. The property has been extensively renovated in the last ten years with high quality fittings and heating system. The development is located approx. 500 metres from Emmer Green shopping precinct, church, doctors surgery and post office. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Outside light and front door to

RECEPTION HALL

With staircase to first floor, understairs storage cupboard, electric heating control for underfloor heating

Please note; There is full underfloor heating throughout downstairs

**DOWNSTAIRS BATHROOM**

Comprising panelled bath with independent shower unit and curtain rail, floating wash hand basin with drawer space below, W.C., fully tiled walls, heated towel rail

**LIVING/DINING ROOM**

Front aspect double glazed windows, thermostat for downstairs heating, through to



FULLY FITTED STUDY

Rear aspect with double glazed French doors to private patio garden, range of fitted cupboard space with integrated desk area, shelving and matching dresser style unit with display shelving and further cupboard space

**FITTED KITCHEN**

Superbly fitted comprising one and a half bowl single drainer stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units, including pull out larder cupboard, with laminated work surfaces and surrounds, inset four ring induction hob with extractor hood above and integrated double oven and microwave, further integrated fridge, washing machine, tumble dryer and dishwasher. Rear aspect double glazed window and double glazed door to patio garden

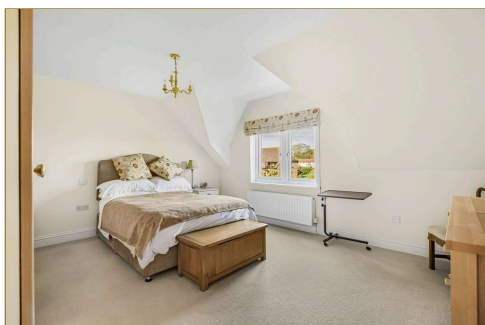
**STAIRCASE FROM RECEPTION HALL WITH FITTED STANNAH STAIR LIFT LEADING TO FIRST FLOOR LANDING**

With access to loft space above, front aspect double glazed window and separate thermostat for the upstairs electric heating

Please note; The loft is accessed by a robust timber folding ladder with hand rail. It is fully insulated, boarded and shelved and houses the twin electric Baxi boilers with water tank and immersion switch

BEDROOM ONE

With front aspect double glazed window, radiator, extensive range of floor to ceiling fitted wardrobes, with fitted trouser press



BEDROOM TWO

With rear aspect double glazed window, radiator and twin built in double wardrobe

**BATHROOM (SHOWER ROOM)**

Comprising tiled corner shower, floating wash hand basin with drawer space below, W.C., contrasting fully tiled walls, heated towel rail, rear double glazed Velux window

**REAR GARDEN**

At the rear of the property is a private patio garden with trellis fenced enclosures and flower and shrub rear border with garage beyond with rear pedestrian access from garden

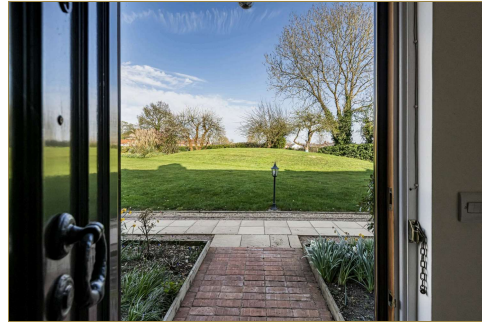


GARAGE

With electrically operated up and over door, power and light and useful eaves storage space. The garage is accessed from service road to the rear

**OUTSIDE**

The front of the property is entered via block paved pathway to front door with flower beds in front

**NOTE**

Lyefield Court is an independent living site but is managed daily by resident managers with an on-site office, in addition there is a 24 hour emergency call centre link to each property

COMMUNAL GROUNDS

The communal areas and grounds are maintained in accordance with the Lease



**FACILITIES**

There is a residents' social room available for the residents of both Lyefield Court and The Conifers. There is also a useful laundry room located by the first row of garages, that includes two washing machines and two tumble dryers

AERIAL VIEW

Courtyard setting adjacent to Emmer Green Park

**TENURE**

Leasehold

Original lease - 150 years

Lease remaining - 107 years

Maintenance charge - £1,627 per quarter (£6,508 per annum)

Ground rent - One peppercorn

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

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

Energy Rating D

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/8675-7125-3100-4668-3996>

FLOOR PLAN

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

