

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHILTERN COURT, ST BARNABAS ROAD EMMER GREEN, READING, RG4 8RR

£150,000

A spacious first floor retirement apartment for over 55's, presented in good order and set in a favoured complex benefitting from beautifully tended communal grounds in a peaceful location close to St. Barnabas Church, doctors and amenities. No chain

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

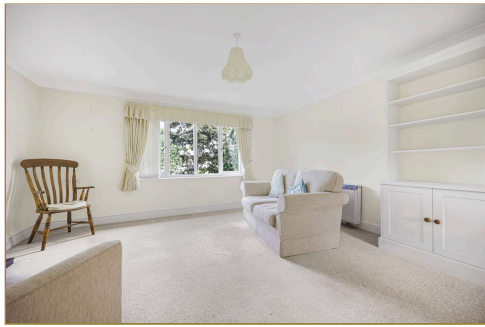
With security entry system, staircase with stairlift to first floor, personal front door to

RECEPTION HALL

With built in meter cupboard with shelving and further built in airing cupboard with hot water tank and slatted shelving above, electric night storage heater, emergency assistance cord

LIVING ROOM

With rear aspect double glazed window, electric storage heater, emergency assistance cord, fitted dresser style unit with shelving and cupboard space, double doors through to

**DINING ROOM/BEDROOM TWO**

With front aspect double glazed window, electric storage heater, twin fitted shelving units, emergency assistance cord

**FITTED KITCHEN/BREAKFAST ROOM**

Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces and tiled surrounds. Inset four ring electric hob with extractor hood above and split level oven and microwave, integrated dishwasher, plumbing for washing machine and space for fridge/freezer. Integrated warm air floor heater, front aspect double glazed window, room for small breakfast table

**DOUBLE BEDROOM**

With front aspect double glazed window, built in double wardrobe and separate built in storage cupboard with slatted shelving, slimline electric heater, emergency assistance cord



BATHROOM (SHOWER ROOM)

Comprising tiled shower cubicle, wash hand basin with drawer and cupboard space below, W.C., with tiled surrounds, heated towel rail, extractor fan, emergency assistance cord



OUTSIDE

Chiltern Court is set in beautifully maintained communal grounds with various seating sections tended under the maintenance agreement



RESIDENTS PARKING AREA

There is ample residents and visitors parking and



NOTE

There is a manger on site five mornings a week

DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road continuing to Buckingham Drive, at roundabout turn left into Evesham Road entering into St. Barnabas Road bearing right at the doctors to Chiltern Court

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 87 years

Maintenance charge - £345.00 per month

Ground rent - n/a

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

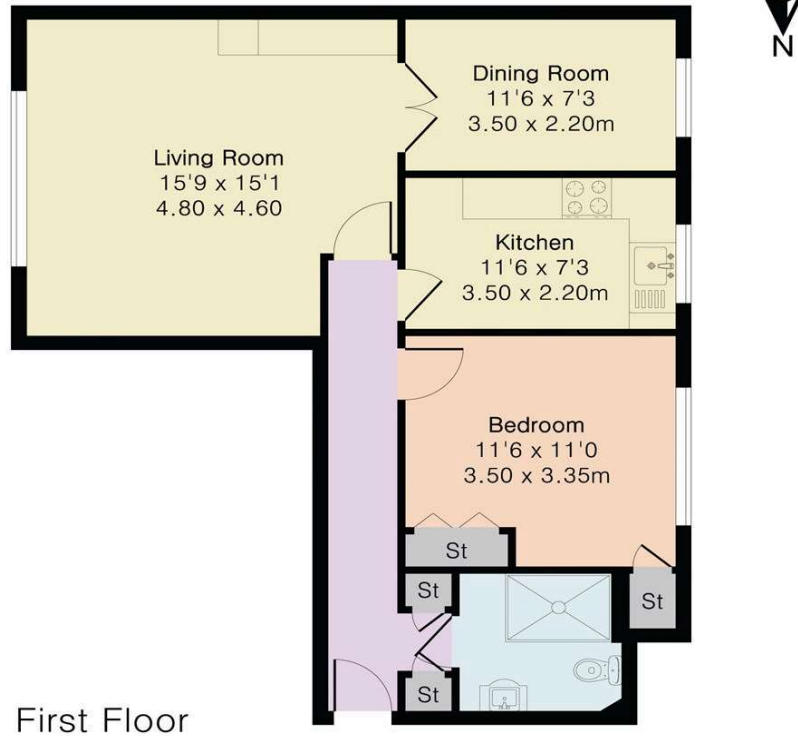
Energy Rating C

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/4335-2225-9500-0867-0292>

FLOOR PLAN

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

Approximate Gross Internal Area 671 sq ft - 62 sq m



LOCATION

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

