

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **HARE WARREN COURT, MARSHLAND SQUARE EMMER GREEN, READING, RG4 8RU**

**£235,000**

A two bedroom apartment situated on a popular development in Emmer Green. Offering two double bedrooms, en suite shower room, living room, fitted kitchen, double glazing and residents parking. Conveniently situated close to local shops and amenities forming an ideal first time or investment purchase. No chain

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**ENTRANCE**

Telephone entry phone system, stairs to first floor, personal front door through to

**RECEPTION HALL**

Built-in meter cupboard, built-in airing cupboard housing pressurized hot water cylinder with slatted shelving above, entry phone, door to

**LIVING ROOM/DINING ROOM**

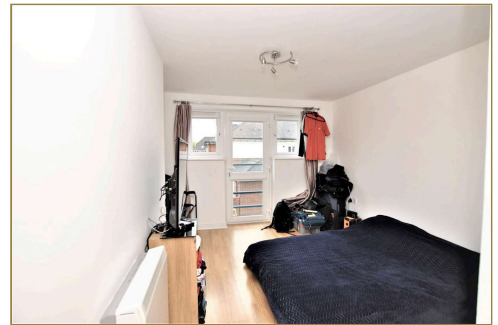
Spacious living area with ample room for a table and chairs, front aspect window, TV point, laminate flooring, opening to

**KITCHEN**

Fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floorstanding and wall mounted eye level units, laminated roll edge worksurfaces, contrasting tiled surrounds, inset 4-ring electric hob with extractor hood above and oven below, plumbing for washing machine or dishwasher, further space for fridge/freezer

**BEDROOM ONE**

Spacious double bedroom with front aspect window with Juliet balcony and door to:

**EN SUITE SHOWER ROOM**

Comprising fully tiled shower cubicle, inset wash hand basin, W.C., warm air heater

**BEDROOM TWO**

Good size second bedroom

**BATHROOM**

Comprising twin grip panelled bath with shower over, inset wash hand basin, low level W.C., extractor fan, warm air heater



## **COMMUNAL GROUNDS**

Tended under the maintenance agreement



## **PARKING**

Residents parking area, further visitors parking



## **DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Emmer Green and at the roundabout turn left into Evesham Road, left into Marshland Square and right into Hare Warren Court

## **TENURE**

Leasehold

Original lease - TBC

Lease remaining - TBC

Ground rent - TBC

Service charge - TBC

## **APPROXIMATE MONTHLY RENTAL VALUE**

£1,350

## **SCHOOL CATCHMENT**

The Hill Primary School

Highdown School and Sixth Form Centre

## **COUNCIL TAX**

Band D

## **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/9320-2777-5200-2192-1115>

**FLOOR PLAN**

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

