

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **VALERIE COURT, READING, RG1 6HP**

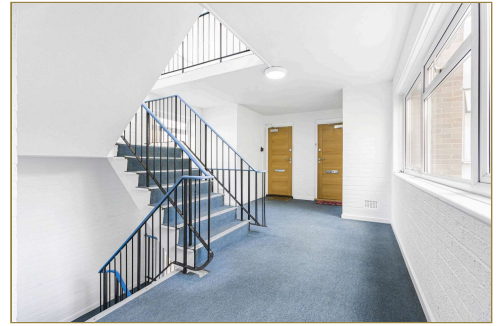
**£240,000**

A well presented and particularly spacious two bedroom first floor apartment in a favoured complex within one mile west of Reading town centre, providing an excellent investment or first time purchase with no chain

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

With telephone security entrance system, staircase to first floor and personal front door to

**RECEPTION HALL**

Leading to all rooms, with electric heater and built in airing cupboard housing hot water tank with slatted shelving

**LIVING/DINING ROOM**

16'1 (4.9m) x 14'10 (4.52m)

With slimline electric heater, rear aspect south easterly facing double glazed window with matching double glazed door to personal balcony with wrought iron rail





**FITTED KITCHEN**

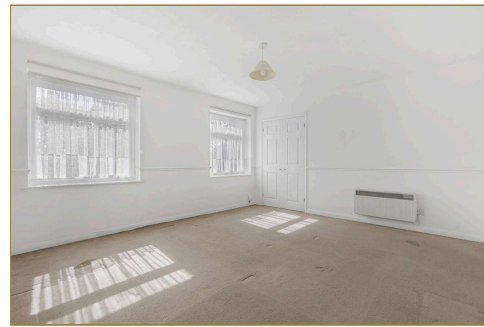
8'11 (2.72m) x 8'7 (2.62m)

Comprising single drainer non scratch sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces and contrasting tiled surrounds. Inset four ring electric hob with extractor hood above and integrated oven below, plumbing for washing machine and space for fridge/freezer, tiled floor and double glazed window

**BEDROOM ONE**

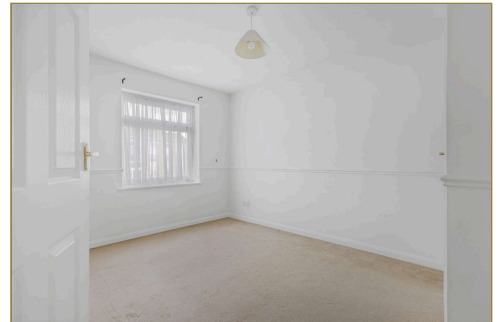
14'8 (4.47m) x 12'8 (3.86m)

Spacious room with twin rear aspect double glazed windows and built in double wardrobe, slimline electric heater

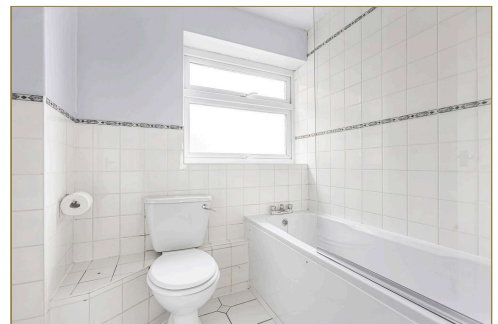
**BEDROOM TWO**

12'8 (3.86m) x 9'7 (2.92m)

With double glazed window, slimline electric heater and built in wardrobe

**BATHROOM**

White suite comprising panelled bath with independent shower unit and glass deflector, wash hand basin, W.C., tiled walls and floor, obscure double glazed window



## **OUTSIDE**

Are well maintained communal gardens mainly laid to lawn with mature trees enjoying a mainly south easterly aspect



## **PARKING**

Allocated parking space



## **DIRECTIONS**

Leave Reading town centre via Castle Hill on the A4 heading west and proceed into Bath Road where Valerie Court can be found on the left hand side

## **TENURE**

Leasehold

New 150 year lease

Ground rent - Peppercorn

Service charge - £1,200 per annum

## **APPROXIMATE MONTHLY RENTAL VALUE**

£1,500

## **SCHOOL CATCHMENT**

Coley Primary School and Nursery

Kings Academy Prospect

The Wren School

## **COUNCIL TAX**

Band B

**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**

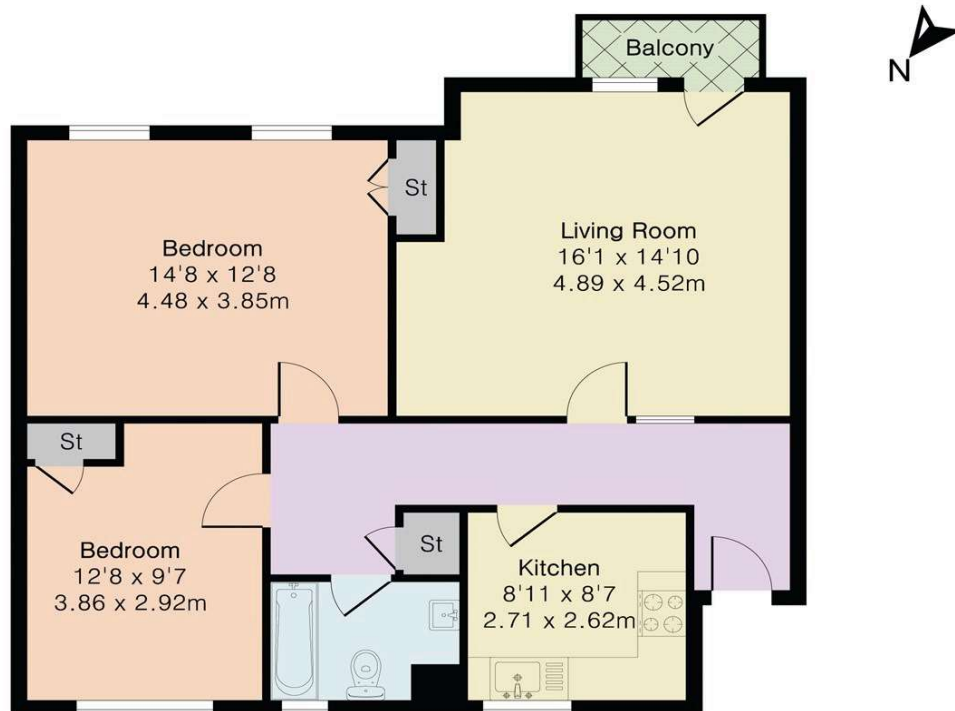
Energy Rating D

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/8203-3724-5129-0797-3963>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 804 sq ft - 75 sq m**



First Floor