

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MILWARD COURT, WARWICK ROAD READING, RG2 7BG

£135,000

A superbly positioned two bedroom retirement flat, located adjacent to Cintra Park and only a three minute walk to local shops and bus stops. Includes residents lounge, laundry room and residents parking

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

Security card entry system, storage cupboard, storage heater and doors leading to

**LOUNGE/DINING ROOM**

Front aspect window, storage heater, emergency pullcord and double doors leading to

KITCHEN

Fitted with worktops and a range of units with integrated appliances including fridge, freezer, electric oven, electric hob with extractor hood over, front aspect

BEDROOM ONE

Front aspect window, and built in mirror fronted wardrobe, storage heater

**BEDROOM TWO**

Front aspect window, electric heater

**BATHROOM**

Three piece suite comprising double width shower cubicle, W.C., fitted wash hand basin, tiled walls, electric towel rail

**GUEST OVERNIGHT SUITE**

Available for family stayover at £30.00 per night (price subject to change)

RESIDENTS LOUNGE

Large seating area with small kitchenette area and W.C.



RESIDENTS MANAGERS OFFICE

Open 9am-5pm Monday to Friday (subject to change)

COMMUNAL LAUNDRY AND SEPARATE REFUSE ROOM



PARKING

Residents parking



COMMUNAL GARDEN

Well maintained communal gardens





PLEASE NOTE

Over 60 years and partner can be 55 years

COUNCIL TAX

Band E

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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

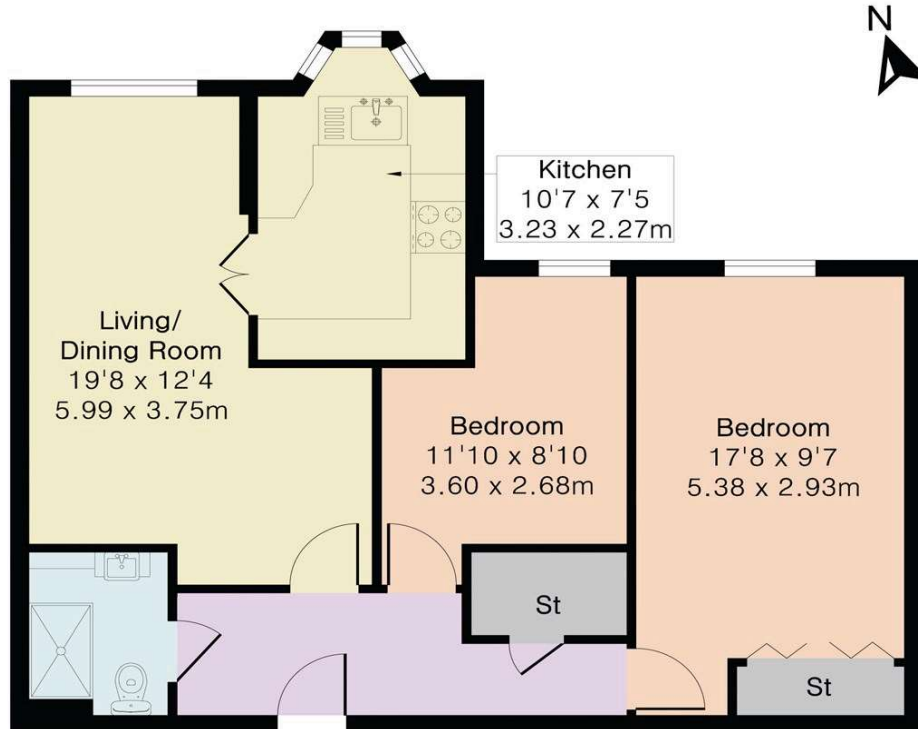
Energy Rating B

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/9360-2809-4590-2525-6121>

FLOORPLAN

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

Approximate Gross Internal Area 673 sq ft - 63 sq m



First Floor Flat

LOCATION

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

