

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MERSTON HOUSE, EMMER GREEN
READING, RG4 8RY**

£330,000

A very well presented top floor two bedroom flat with far reaching views positioned just after the brow of the hill of Peppard Road, less than a mile to Caversham centre, 8 minutes walk to the Emmer Green shops and only 1.6 miles to Reading station. Includes living room, fitted kitchen, ensuite and bathroom, allocated residents parking space. 759sqft - No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
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COMMUNAL ENTRANCE HALL

Stairs to each floor

ENTRANCE HALL

Video entry phone system, built in storage cupboard, laminate flooring

**LIVING/DINING ROOM**

Super room with front aspect windows offering far reaching views, double doors with Juliette balcony, laminate flooring



Opening doors to;

KITCHEN

Fitted to comprise: worktops with a range of cupboards and drawers, fitted electric oven and hob with extractor above, integrated fridge freezer, integrated washing machine, tiled floor, tiled surrounds, side aspect



BEDROOM ONE

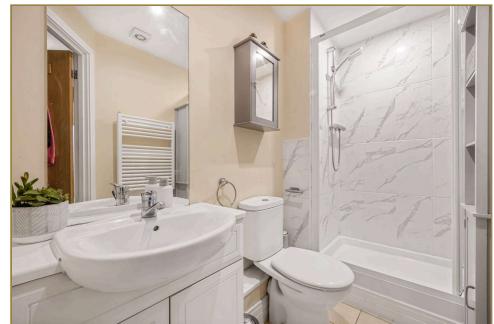
Front aspect, mirror fronted double wardrobes



Door to;

ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, w.c, fitted wash hand basin with cupboards under, tiled floor

**BEDROOM TWO**

Front aspect

**BATHROOM**

Three piece suite comprising: panelled bath with shower attachment, w.c, wash hand basin with cupboard under, tiled floor

**OUTSIDE**

There are communal grounds tended under the maintenance agreement

PARKING

There is an allocated residents parking space and two visitor parking spaces for general use

**DIRECTIONS**

From central Caversham proceed north up Prospect Street at traffic lights fork left into Peppard Road, proceed for half a mile where Merston House can be found on the left hand side

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 105 years

Maintenance charge - £2,200 per annum

Ground rent - £275 per annum

APPROXIMATE MONTHLY RENTAL

£1,650

SCHOOL CATCHMENT

The Hill Primary School

Emmer Green Primary School

Hightown School and Sixth Form Centre

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 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

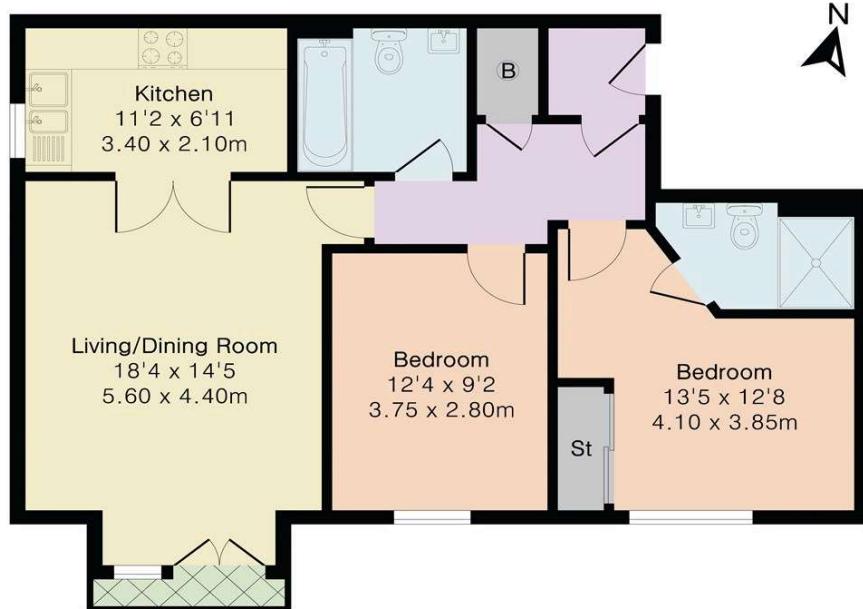
Energy Rating C

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/0036-0229-4500-0429-8222>

FLOOR PLAN

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

Approximate Gross Internal Area 759 sq ft - 71 sq m



First Floor

LOCATION

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

