

# 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

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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

Highdown 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**

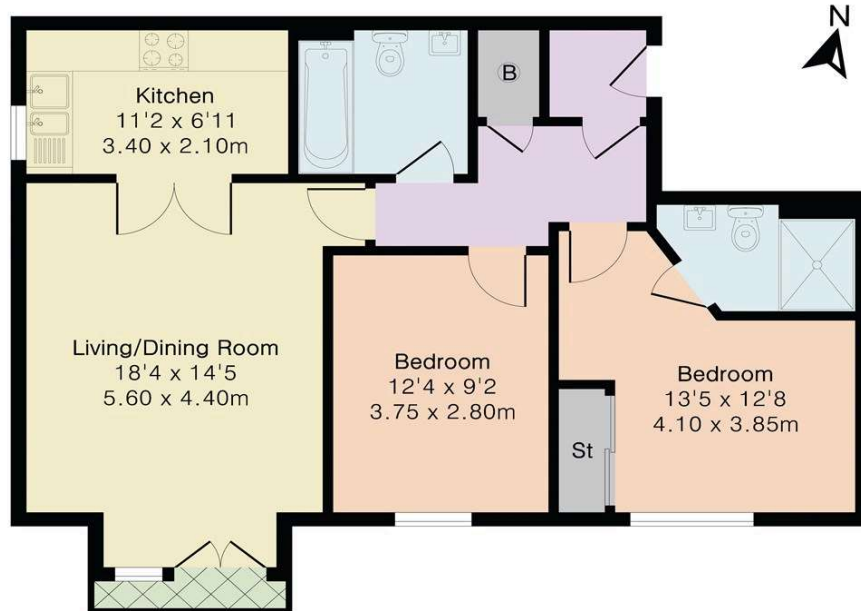
Energy Rating C

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

