



Emmbrook Court, , Reading, RG6 5TZ

£235,000

Walmsley



## Emmbrook Court, , Reading, RG6 5TZ

Located on the first floor of the sought-after Emmbrook Court, this bright and spacious two-bedroom apartment is ideal for those aged 55+. The home features a welcoming entrance hall with storage, a large living/dining area opening onto an updated balcony, a modern kitchen with built-in storage, a generous main bedroom with fitted mirrored wardrobes, a second bedroom, and a contemporary wet-room with a level-access shower.

Emmbrook Court is a resident-managed community of 46 homes offering independence and security. Amenities include a residents' lounge, dining facilities, guest suite, landscaped gardens, allocated parking, and 24-hour on-site staff.

Conveniently located on Reading's outskirts, it's close to local shops (including Tesco, 0.5 miles) and the award-winning Harris Garden Centre (under 1 mile).

<https://moverly.com/sale/TNTLdkQk83x8AhUwMfygCm/view>

EPC: C. Tax Band: E

Service Charge - £9,753.00 Per Annum

Ground Rent - £0

Lease Years - 125 Years with 90 Years Left

Note: Part of the Service Charge covers typical homeownership costs. A capped 3% transfer premium may apply upon resale, depending on ownership length.

## Tenure - Leasehold







- 24 Hour On-site Staff
- Lift Access
- Weekly 1.5 Hour Clean
- Owners Lounge, Dining Area and Guest Suite
- Living Room with Sliding Doors to Feature Balcony
- Walk in Wet Room with Level Access Shower
- EPC C
- Council Tax Band E



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Approximate Gross Internal Area 797 sq ft - 74 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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