



Rosehill Park
Emmer Green, Reading, Berkshire RG4 8XE

Chain Free £335,000

CHAIN FREE: Set on the outskirts in the quiet location of Emmer Green and within a few hundred yards of the open fields in South Oxfordshire, with easy access to Reading, Henley and Oxford, is this well presented three bedroom first floor freehold maisonette with its own private garden. The apartment has a hallway, living room, modern kitchen, three double bedrooms, master with en suite w.c. and a family bathroom. The property is double glazed and has gas central heating. There is driveway parking for two cars and an enclosed rear garden.

Rosehill Park, Reading, Berkshire RG4 8XE

- Chain free
- Emmer Green
- Maisonette on the first floor
- Three bedrooms & two WC's
- Driveway parking
- Private garden
- Modern kitchen
- EPC rating C
- Council Tax Band D
- Quiet location

Entrance Hall

Stairs leading to first floor landing. Carpeted. Single radiator. Access to the loft.

Living/Dining Room

15'8" x 9'10" (4.8 x 3)



A good sized dual aspect living room room, ideal for entertaining, with double glazed windows overlooking the front and side allowing plenty of natural light. Carpeted, radiator, door to landing.

Kitchen

10'2" x 6'2" (3.1 x 1.9)



A modern kitchen with ample base units and eye level cupboards. Roll top work surfaces, inset sink and drainer with mixer tap. There is a four ring gas hob, oven and extractor, recess for the washing machine and a wall mounted boiler. In addition there is a double glazed window allowing plenty of natural light. Vinyl flooring, tiled splash-backs.

Bedroom one

13'1" x 12'1" (4 x 3.7)



A light and airy master bedroom with double glazed window overlooking the side, carpeted, radiator and door to cloakroom.

WC

A modern suite comprising of low level WC , wash hand basin and vinyl flooring and extractor fan.

Bedroom two

14'9" x 8'10" (4.5 x 2.7)



A light and airy room with double glazed window overlooking the side, carpeted and radiator.

Bedroom three

10'5" x 9'6" (3.2 x 2.9)



A light and airy room with double glazed window overlooking the front, carpeted and radiator.

Bathroom

7'6" x 6'2" (2.3 x 1.9)



A modern bathroom comprising of panelled bath with wall mounted shower, low level WC, wash hand basin with mixer tap, tiled walls, extractor vinyl flooring and

Garden



Side access via gate to a private rear garden mainly laid to lawn with mature shrubs, paved patio area with shingle. Gate with access to the rear.

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Gas. Mains

Broadband. Ofcom, ultrafast

Mobile phone. The vendor is not aware of any restricted coverage

Tenure

Lease: 999 years from 2015
Ground rent: Peppercorn
Service charge: £0

FIRST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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