



**Marshland Square
Emmer Green, Reading, Berkshire RG4 8RU**

£239,995

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT WITH AN EXTENDED LEASE & PEPPCORN GROUND RENT. Set within this quiet location in Emmer Green offering views over communal gardens is this light and airy first floor apartment. The property boasts two double bedrooms and two bathrooms (one en suite), modern kitchen and a good sized open plan living room. The property is located only moments from local shops, The Hill Primary school and there is easy access to central Caversham & Reading. To the front there is an allocated parking. To appreciate the space on offer call now to view.

Marshland Square, Reading, Berkshire RG4 8RU

- Modern apartment
- Two double bedrooms
- Two bathrooms (on ensuite)
- Open plan kitchen
- Light and airy living room
- Extended lease & Peppercorn ground rent
- Ideal first time buy or rental investment
- Catchment for The Hill Primary School
- Council tax band D
- EPC rating B

Communal entrance

A well kept and spacious communal entrance with letterboxes at the entrance and corridor and stairs to the flats.

Halway

A welcoming entrance with laminate flooring, storage cupboard, cupboard for the hot water tank and doors to the bedrooms, bathroom and living room.

Bedroom one

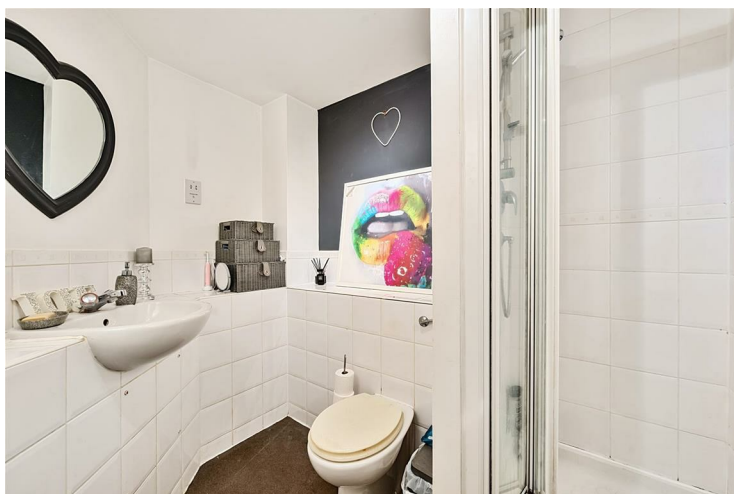
11'1 x 10'7 (3.38m x 3.23m)



Nice sized double bedroom with carpet, windows and Juliet balcony overlooking the communal garden, ample space for wardrobes and door to the en suite.

En suite

8'0 x 5'6 (2.44m x 1.68m)



Spacious en suite with vinyl flooring, shower cubicle, WC and sink.

Bedroom two

9'10 x 8'6 (3.00m x 2.59m)



A good sized bedroom with carpet and window overlooking the communal gardens.

Bathroom

9'5 x 5'4 (2.87m x 1.63m)



Generously sized bathroom, vinyl flooring, bath with shower, WC and sink. Tiled walls and tile effect flooring.

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Living room

13'10 x 12'6 (4.22m x 3.81m)



Smart and comfortable living room with laminate flooring, good sized window overlooking the communal garden and access to open plan kitchen.

Open plan kitchen

9'1 x 5'4 (2.77m x 1.63m)



A good sized open plan kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, oven, extractor. Recess for the washing machine and fridge freezer. Splash backs and tile effect flooring.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Electric

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

Broadband. Superfast, obtained from Ofcom

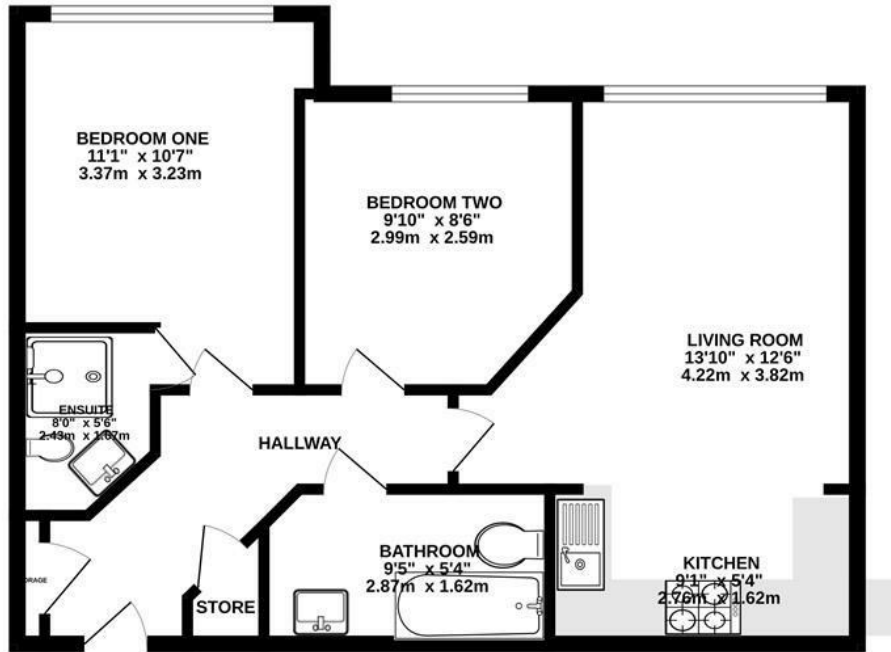
Tenure

Lease: 189 years from 2004

Service charge: £1771.24 inc water rates

Ground rent: Peppercorn

FIRST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		81	84
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			
EU Directive 2002/91/EC			
England & Wales			

