



**St. Barnabas Road
Emmer Green, Reading, Berkshire RG4 8RR**

Chain Free £160,000

CHAIN FREE: Set within this sought after development for the over 55's in Emmer Green is this light and airy two bedroom apartment. The property boasts two bedrooms, dual aspect living room, kitchen / diner and a bathroom. There are attractive communal gardens, on site parking and a part time site warden.

Chiltern Court is only moments from Emmer Green Doctors surgery, the local shops and amenities at Emmer Green and there is easy access to both central Reading and Caversham. To appreciate the space on offer call now to view.

St. Barnabas Road, Reading, Berkshire RG4 8RR

- Chain free retirement • For the over 55's apartment
- Two bedrooms
- Kitchen & bathroom
- On site parking
- Council tax C
- Dual aspect living room
- Attractive communal gardens
- Nr Emmer Green Doctors surgery
- EPC rating D

Communal entrance

A welcoming and spacious communal entrance with stairs and a stair lift leading to the first floor

Hallway

Carpeted entrance hall with doors to the living room, kitchen, bedrooms and bathroom, equipped with emergency alarm.

Bathroom

6'11" x 6'9" (2.13 x 2.06)



A good sized bathroom with vinyl flooring, containing bath with shower, WC and sink.

Living room

15'6" x 14'9" (4.73 x 4.5)



A very spacious, dual aspect living room with windows overlooking the rear of the property.

Kitchen

11'2" x 7'4" (3.41 x 2.25)



A well equipped and spacious kitchen with vinyl flooring, built in oven, hob and extractor, rolltop work surfaces, space for washing machine and fridge-freezer, space for a table and window overlooking the communal gardens.

Bedroom one

11'0" x 10'10" (3.36 x 3.31)



Very good sized double bedroom with carpet, built in double wardrobe and additional cupboard and window overlooking the communal gardens.

Bedroom two

11'2" x 7'0" (3.42 x 2.14)



Comfortable, carpeted single bedroom with window overlooking the rear of the property.

Communal gardens



A well maintained and attractive, courtyard style communal garden with walkways and seating for the residents.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Electric

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

Broadband. Ultrafast, obtained from Ofcom

Tenure

Lease: 125 years from 1987

Service charge: £3704.47

Ground rent: Nil

