



**Lyefield Court
Emmer Green, Reading, Berkshire RG4 8AP**

Chain Free £375,000

Set within this highly sought after courtyard development for the over 55's in Emmer Green is this great sized first floor apartment . The property boasts two double bedrooms, a good sized shower room, separate kitchen and ample flexible living space. The property boasts a balcony with great views over the estate grounds, garage, loft access, stair lift , resident estate manager, social room and laundry room. In addition there is a guest suite for visitors. The property is within easy reach of the local amenities and shops To appreciate the space on offer call now to view.

Lyefield Court, Reading, Berkshire RG4 8AP

- Over 55's retirement apartment
- Good sized shower room
- Balcony with views over the estate grounds
- Resident estate manager & Guest suite
- EPC rating C
- Two double bedrooms
- Separate kitchen & dining room
- Large living room a a feature bay window
- Separate private garage
- Council tax band F

Communal entrance



A good sized communal entrance with wide stairs and a stair lift to the first floor.

Hallway



A large hallway with storage cupboards, loft access and doors to:

Bedroom one

17'2 x 10'9 (5.23m x 3.28m)



A great sized room with two windows to the side, carpeted, fitted wardrobes and a dressing area.

Shower room

10'0 x 6'8 (3.05m x 2.03m)



A modern and stylish shower room with a good sized shower, was hand basin, WC and towel rail.

Bedroom two

12'0 x 8'1 (3.66m x 2.46m)



Offering views towards the courtyard garden is the light and airy room, carpeted and ample fitted wardrobes and storage.

Kitchen

12'0 x 7'3 (3.66m x 2.21m)



A good sized kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, four ring hob, oven, recess for the dishwasher, washing machine and fridge freezer. Tile effect flooring, serving hatch to the dining room and a Velux window over looking the courtyard.

Dining room

12'0 x 9'1 (3.66m x 2.77m)



A good sized room with doors to the balcony that offers views over the attractive courtyard garden, carpeted and doors to the living room.

Living room

21'1 x 14'10 (6.43m x 4.52m)



A light and airy room with a window and a feature bay window to the side, carpeted, doors to the dining room and hallway.

Balcony

4'7 x 3'4 (1.40m x 1.02m)



A good sized balcony with views over the attractive gardens.

Communal gardens



Attractive gardens that are mainly laid to lawn with attractive shrub borders, fountain and a woodland area to the rear.

Garage



A separate private garage accessed from the side.

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electric

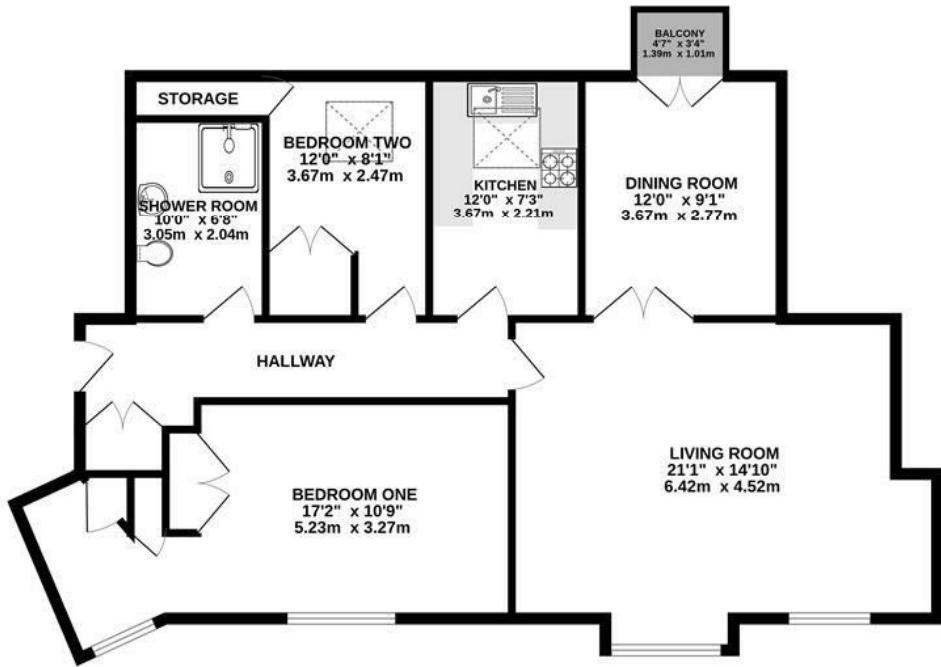
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

Tenure

Lease: 150 years from 1983
Ground rent: Peppercorn
Service charge: £1627 per quarter

FIRST FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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. Prospective buyers must satisfy themselves as to the correctness of the information 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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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			
England & Wales		EU Directive 2002/91/EC	

