



22 Lyefield court, Kidmore End Road, Emmer green, Reading, RG4 8AP

A spacious, two-bedroom, first floor apartment overlooking beautiful estate grounds and within walking distance of local shops.

Entrance Hall

Shower Room

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150 year Lease
(from 1983)**

No Ground Rent

55+ Age Covenant.

The Property

22 Lyefield Court is a spacious two bedroom first floor apartment situated in beautiful estate grounds.

Upon entering the property, there is a spacious hallway leading to all main rooms of the property.

The property has a large, welcoming living room with which is light and airy, featuring a lovely bay window and window seat. Double doors lead from the living room through to the dining room which opens up on to the balcony which overlooks the well maintained estate grounds and pond.

The kitchen has a range of built in units and built in appliances including oven and hob. There is also space for a freestanding fridge freezer and washing machine.

There are two bedrooms both with built in storage, with bedroom one being the biggest bedroom and benefiting from its own dressing area.

There is electric storage heating and double glazing throughout., A partially boarded loft accessed via a folding ladder, provides useful extra storage. A single garage, with light and power, is nearby.

Guide Price: £400,000 (Leasehold)

Directions to Lyefield Court

From the centre of Reading follow the A329 north to Caversham. Cross the Thames into Church Street and continue into Caversham. At the mini-roundabout turn left into the A4155 (Prospect Street) and after about 300 yards fork left into the Peppard Road.

Continue into B481 and pass over the roundabout with the Evesham Road on your left. In about 400 yards there is a turning to the left, Kidmore End Road. Take this and in about 300 yards, just past St Benets Way on your right, there is a turning into Lyefield Court on your left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 07384 110302 (Mon-Fri 9am-5pm) / 01189 483005 (Mon- Fri 9am-12pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1

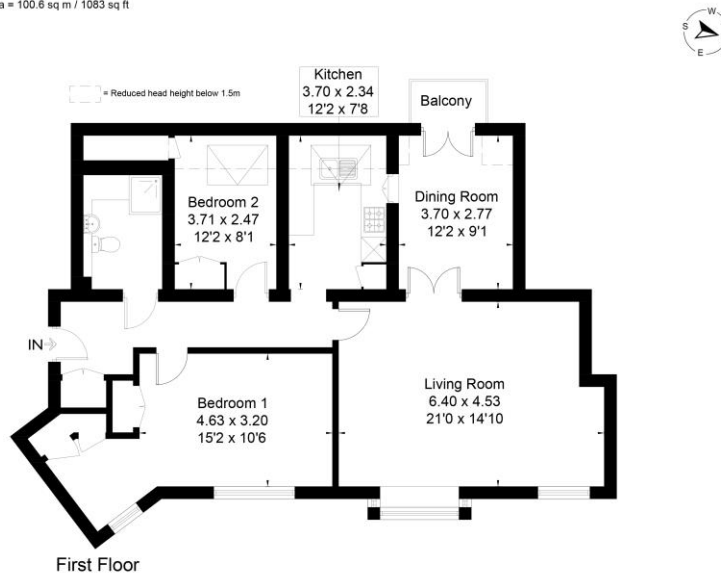


Bedroom 2



Bathroom

Approximate Floor Area = 100.6 sq m / 1083 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69044



View from Balcony

Approximate Gross Internals: 100.6 Sq.m / 1083 sq ft Service Charge: £6508 pa Energy Performance Rating: C Council Tax Band:

F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.


Lyefield Court & The Conifers


Lyefield Court is a quiet courtyard of cottages and apartments set in the former hamlet of Emmer Green, secluded from the main road and close to a good, small shopping centre. The houses all have carefully-detailed brick elevations with a variety of dormer windows, while the apartments have spectacular octagonal entrance halls artistically lit by stylish lanterns. The grounds are mainly laid to lawn and include a pond with a fountain and a small area of woodland.


Reading is Berkshire's county town, with a major university and many modern shopping and sporting facilities. These include The Oracle, Hexagon Theatre, several cinemas, a number of golf courses and health clubs, many designer shops, wine bars and restaurants. The area is renowned for beautiful National Trust spots, with the Tudor country house and gardens of Greys Court, the former home of the Astor family overlooking the Thames at Cliveden, the 18th-Century house at Basildon and Saville Gardens all no more than 20 miles away. The estate is also well-placed for travel with Reading station, the M4 motorway and Heathrow airport all within easy reach.


Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.


Services and Amenities at a Glance



39 PROPERTIES
BUILT 1983- 2012


RESIDENT
ESTATE
MANAGER


GUEST
SUITE


GARDENER


SOCIAL
SPACE


LAUNDRY
FACILITY



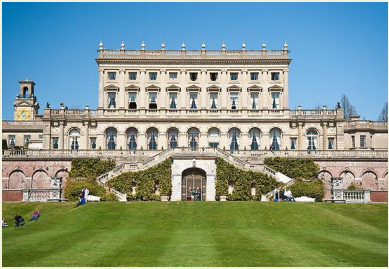
Lyefield Court



Grey's Court



The Oracle Shopping Centre



Cliveden House

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS
T: 01491 821170 E: property@cognatum.co.uk
www.cognatum.co.uk

Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

