



**Rosehill Park  
Emmer Green, Reading, Berkshire RG4 8XE**

**£1,350 PCM**

NEA LETTINGS: Set on the outskirts in the safe 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 unfurnished three bedroom first floor maisonette. The apartment has a hallway, living room, modern kitchen, three double bedrooms, master with ensuite 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. Pets considered for additional £50pcm. EPC rating C.

\*Please note this property does not come with a washing machine or fridge freezer.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

## Rosehill Park, Reading, Berkshire RG4 8XE

- NEA Lettings
- Emmer Green
- Maisonette
- Three bedrooms
- Driveway parking
- Private Garden
- Unfurnished
- EPC rating C
- Council Tax Band D
- Available ASAP

### 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, washing machine and combination boiler. In addition there is a double glazed window allowing plenty of natural light. Vinyl flooring, tiled splash-backs.,

### Master Bedroom

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.

### Cloakroom

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

### Bedroom 1

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 2

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.



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### Bedroom 3

13'1" x 12'1" (4.0 x 3.7)



Good sized bedroom.

### Bathroom

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

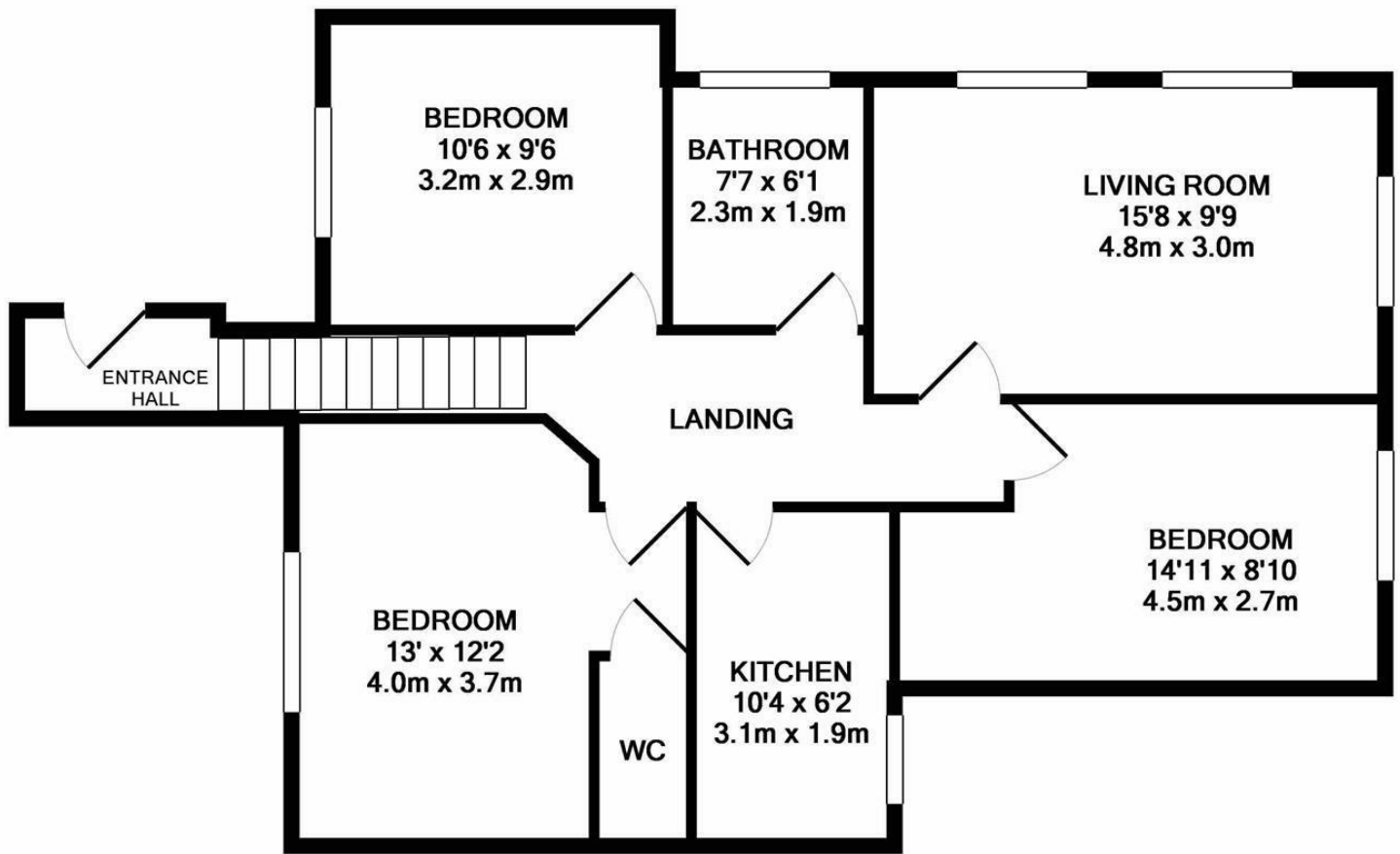


A modern bathroom comprising of panelled bath with wall mounted shower, low level WC, wash hand basin with mixer tap, tiled walls, extractor vinyl flooring and

### 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 78                      | 79        |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 80                      | 81        |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

