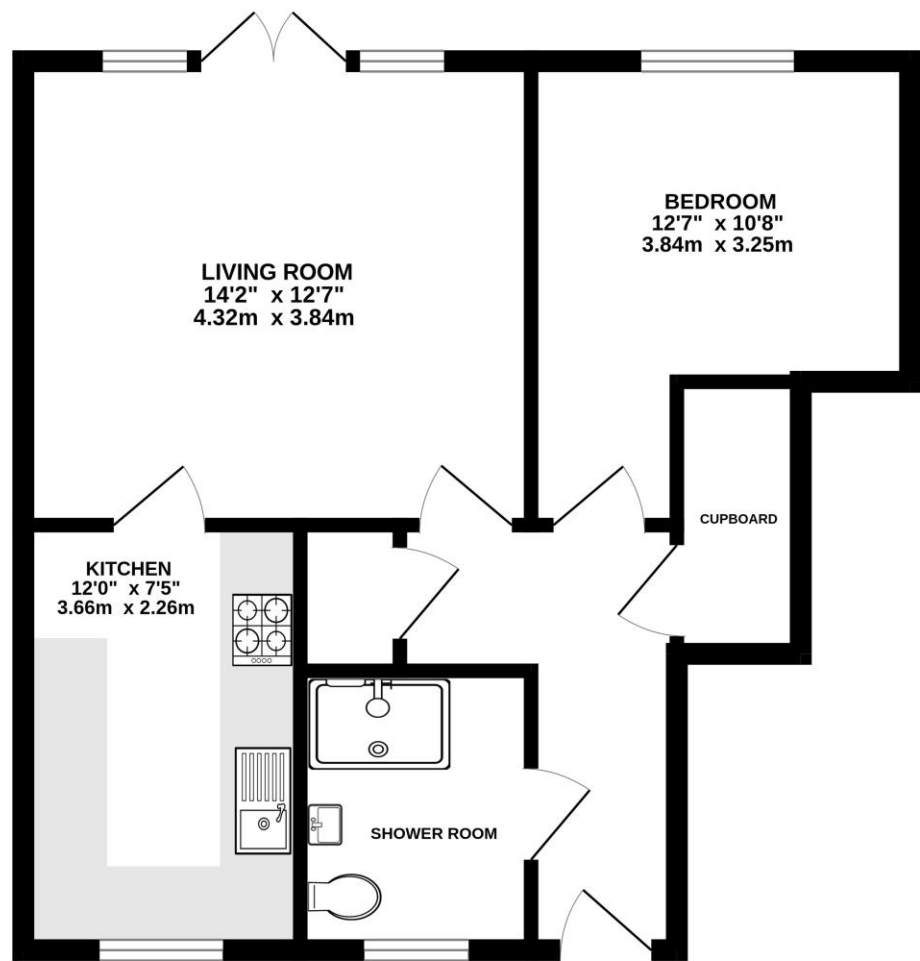




GROUND FLOOR



TOTAL FLOOR AREA: 539sq.ft. (50.1 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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8 Unity Court, Emmer Green, Reading, RG4 8LQ
Price £199,950 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



8 Unity Court, Emmer Green, Reading, RG4 8LQ
 Price £199,950 Leasehold

Masons are proud to offer to the market this 90% share of a well presented 1 bedroom ground floor over 55's retirement apartment situated in Emmer Green and conveniently positioned for local amenities including a post office, doctors surgery, bus stop, supermarket, pharmacy and playing fields. The property is well presented throughout and boasts a private South facing landscaped garden as well as accommodation comprising of a 14ft living room, an 12ft kitchen, a 12ft bedroom and a shower room. Further benefits of the property include, allocated parking in the form of a designated parking space, double glazing throughout, built in storage cupboards and nearby transport links. **VIEWING RECOMMENDED.**

- Landscaped South facing garden
- Over 55's apartment
- Ground floor
- Close to local amenities
- 14ft living room
- 12ft kitchen
- Allocated parking space
- Nearby transport links
- 12ft bedroom

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Front door opens into the hall which boasts a large storage cupboard, an airing cupboard and doors to...

Shower Room:

Double glazed with a front aspect, fitted with a shower, low level WC and hand wash basin.

Bedroom:

12'7" max x 10'8"
 Double glazed with a rear aspect.

Living room:
 14'2" x 12'7"

Double glazed with a rear aspect, patio doors to the garden and a door to the kitchen.

Kitchen:

12' x 7'5"
 Double glazed with a front aspect, fitted with a range of Shaker style eye and base level units with roll edge tops and tiled surround, sink with drainer, oven and hob above as well as space for further utilities.

Outside:

To the rear the property boasts a generous South facing landscaped garden which is mainly laid with patio but also boasts lawn and a plethora of mature shrubs and flowers, all of which is fully enclosed by timber fencing and boasts

gated access at the rear.

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