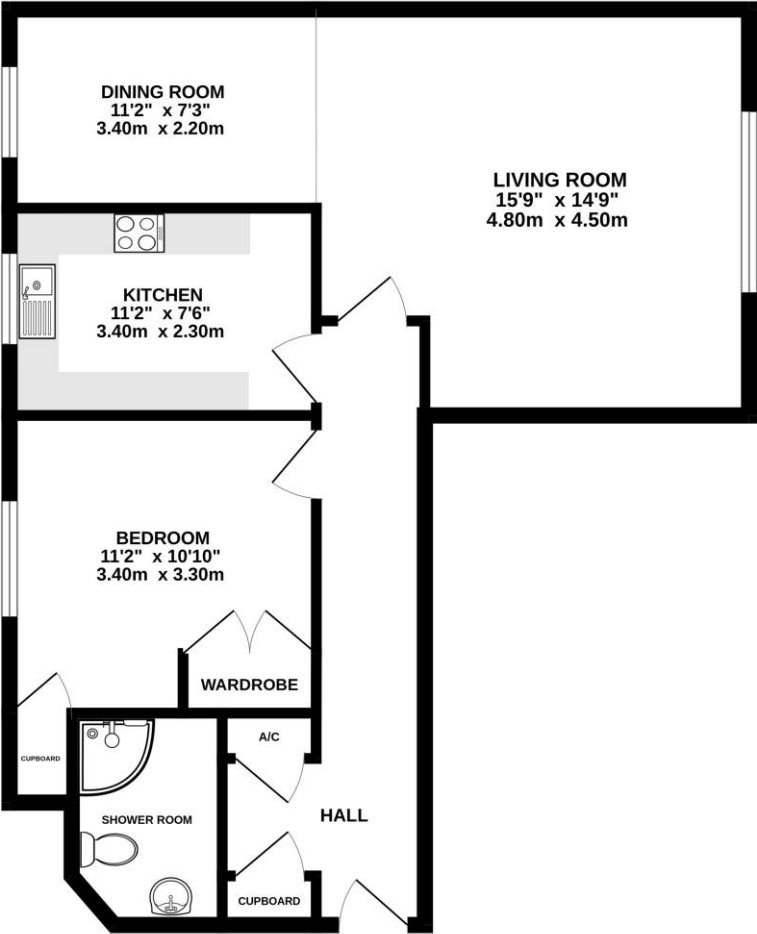




FIRST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 657sq.ft. (61.0 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. 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.
Made with Metropix ©2024



call us now on 0118 946 1140 masonsestateagents.com



17 Chiltern Court, Emmer Green, Reading, RG4 8RR
Price £135,000 Leasehold

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



17 Chiltern Court, Emmer Green, Reading, RG4 8RR
 Price £135,000 Leasehold

Masons are proud to offer to the market this well presented one bedroom first floor (with a stair lift), over 55`s retirement apartment situated in the desirable Chiltern Court, close to local amenities including bus stops, St.Barnabas Church, a doctors surgery and local shops in Emmer Green. The property has undergone recent improvements by the current owners including a recently fitted brand new kitchen, new shower room, new carpets and is presented for sale in good condition. The accommodation comprises of a 15ft living room, an 11ft dining room, an 11ft modern kitchen, an 11ft bedroom with built in storage and a new shower room. Further benefits include UPVC double glazing, landscaped communal gardens with ample seating areas, residents and visitors parking and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- | | | |
|----------------------------------|----------------------------------|--------------------|
| • Over 55`s retirement apartment | • New shower room | • 15ft living room |
| • Close to local amenities | • Residents and visitors parking | • 11ft dining room |
| • New 11ft modern kitchen | • 11ft bedroom | • NO ONWARD CHAIN |

call us now on 0118 946 1140

masonsestateagents.com

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.



Communal door opens in to the communal hall which boasts a staircase with stair lift leading to the first floor and onto the front door of the property. The front door opens into the hallway which boasts an airing cupboard, storage cupboard and doors to...

Shower room:
 Fitted with a panel enclosed shower, low level WC and hand wash basin.

Bedroom:
 11'3" x 10'10"
 Double glazed with a front aspect, fitted with a cupboard and built in wardrobe.

Kitchen:
 11'3" x 7'5"
 Double glazed with a front aspect, fitted with a modern range of eye and base level units with roll edge tops and tiled surround, sink with drainer,

oven, hob with extractor above and space for further appliances.
 Living room:
 15'7" x 14'9"
 Double glazed with a rear aspect and an opening to the dining room.

Dining room:
 11'3" x 7'2"
 Double glazed with a front aspect.

Outside:
 To the front the property boasts well maintained and landscaped communal gardens with multiple seating areas, mature flowers/shrubs/planters as well as access to the residents parking and visitors parking.

10 Bridge Street, Caversham, Reading RG4 8AA

0118 946 1140

sales@masonsestateagents.com