



18 Emmbrook Court, Reading, RG6 5TZ
£153,000 Leasehold

sansome & george
Residential Sales & Lettings

- Purpose Built Retirement Apartment
- Available To Owner Occupiers Over The Age Of 55
- Maintained Residents Gardens, Parking & EV Chargers
- Re-decorated & Re-carpeted Throughout
- Brand New Fully Fitted Kitchen
- No Onward Chain - Vacant Possession
- Residents Lounge & Restaurant Plus 24 Hour On-site Assistance
- First Floor Position With Lift Access
- Living Room with Patio Doors
- Spacious Wet Room

Emmbrook Court is a tucked away purpose built development of 40 apartments available exclusively to those over the age of 55 with a focus on independence with assisted and supported living. Well maintained throughout and overlooking well-maintained residents' gardens, on-site facilities include a communal lounge, restaurant, guest suite, 24-hour on-site assistance, lift access and ample parking. The properties are fully maintained externally including window cleaning and there is the added optional advantage of one and a half hours housework per week.

Offered to the market with the added advantage of 'No Onward Chain' and having been recently redecorated and also with new carpets throughout, this first floor apartment is approached via secure communal entrance with lift (and stairs) to the first floor and a covered walkway leading to private front door. Opening to a central entrance hall with built in storage cupboard, doors lead to the rear aspect bedroom, a spacious fully tiled rear aspect wet room, and the living room with front aspect patio doors to the covered walkway overlooking the communal gardens to the front.

A door from the living room leads to a brand new fitted kitchen to include integrated oven and hob. Other general notable features include gas-fired central heating to radiators (n/t) and double glazed windows.

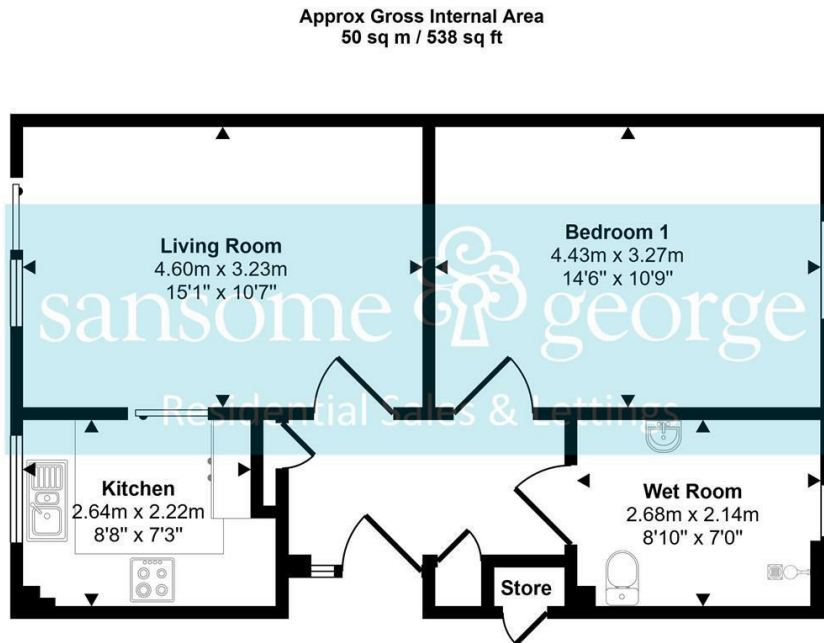
Leasehold Information:-

Lease Term:- 990 years from 1990 hence circa 955 years remaining

Service Charges/Ground Rent:- £812.73 per month (£9752.76 per annum) to include buildings insurance, external maintenance, maintained grounds and communal areas, 1 1/2 hours weekly housework. 24 hour on-site assistance and other benefits

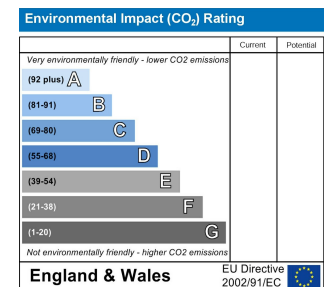
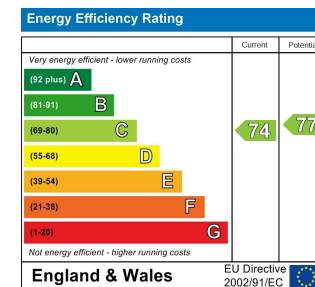
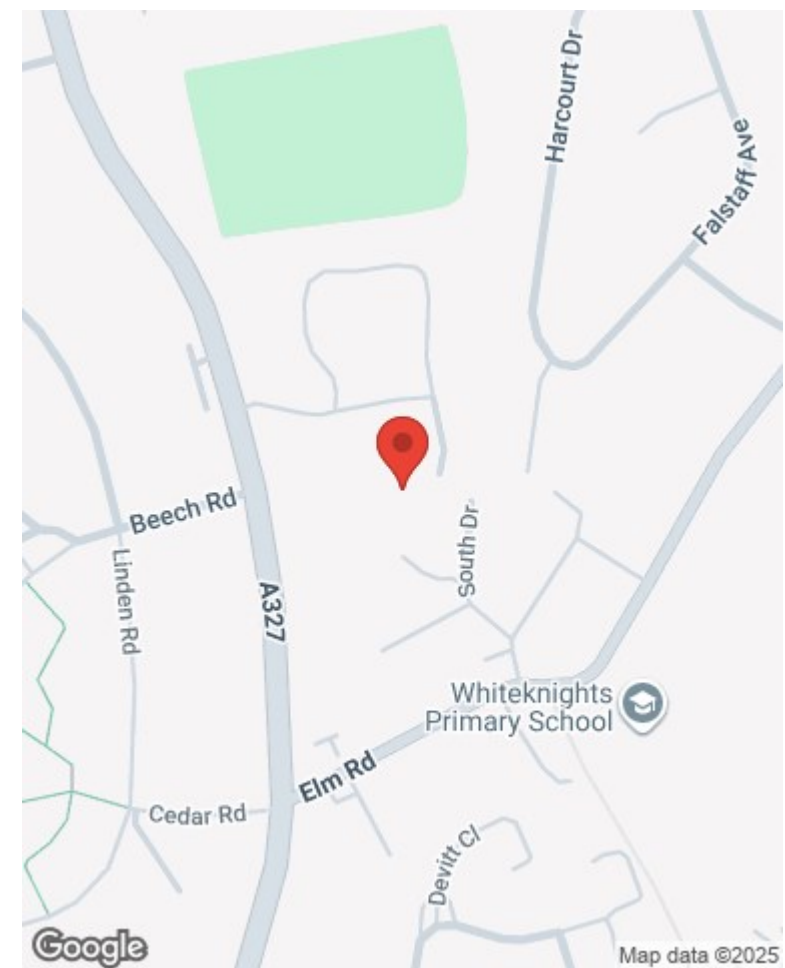
Reading Borough Council - Band D





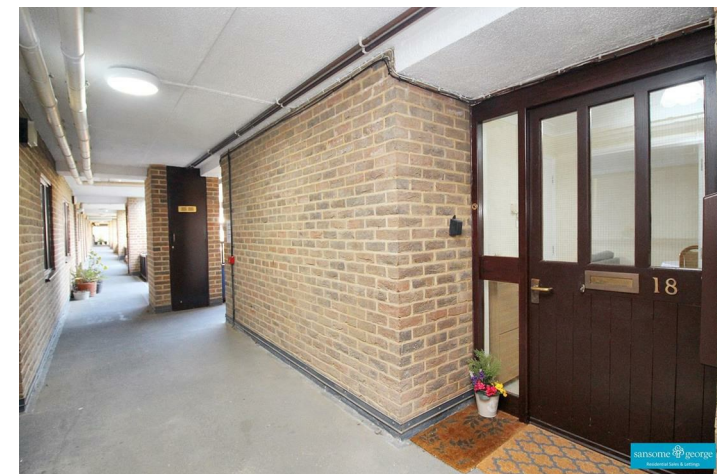
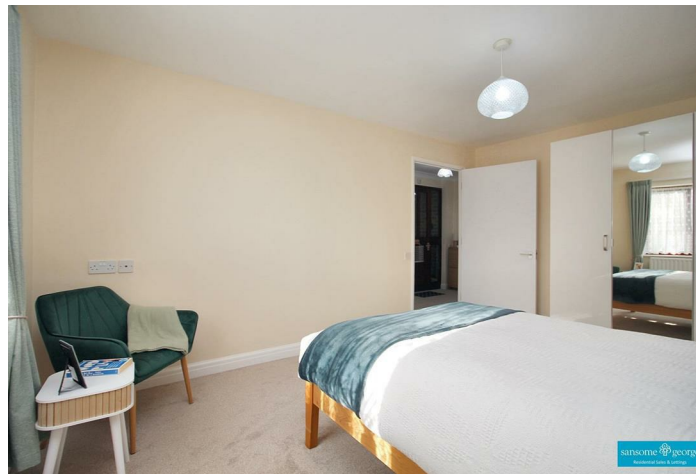
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings