FARMER & DYER

RESIDENTIAL SALES & LETTINGS







THE CONIFERS, LYEFIELD COURT
EMMER GREEN, READING, RG4 8AQ

Offers Invited £450,000

A spacious retirement apartment offering approx. 1400 sqft of accommodation, presented in excellent order. 18ft living room with balcony, dining room with balcony, fitted kitchen, bedroom suite with dressing room & bathroom, two further bedrooms with one ensuite, garage with residents & visitor parking. Bus stops only a 2 minute walk and 5 -10 minute walk to shops & doctors surgery

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NOTE

Lyefield Court and The Conifers are part of a well regarded retirement development of apartments and cottages designed specifically for those aged 55 and over. Set within a well maintained complex in a desirable location, the property is conveniently situated within a short walk of bus stops offering regular services to Caversham and Reading shopping centres. Local shops, a post office in Emmer Green, and a doctors surgery are all within a comfortable 5 - 10 minute walk, while scenic countryside walks in South Oxfordshire can be reached in just 10 minutes.

The development provides a range of communal facilities, including a residents lounge, laundry room and a guest suite for visiting family or friends. For added reassurance, a residents manager is available during the week and the apartment also benefits from a long lease.

With lift access, this apartment offers spacious and well balanced living accommodation over two floors with the added bonus of two walk-on balconies from the living room and dining room and two ensuites to the principle bedrooms

COMMUNAL ENTRANCE HALL

With security entrance system, residents lift to first floor and staircase, radiator

RECEPTION HALL ENTRANCE

With twin double storage/cloaks cupboards, two further store cupboards, utility cupboard



GUEST SHOWER / CLOAKROOM

Three piece suite comprising: double width shower, w.c, fitted wash hand basin, tiled floor



LIVING ROOM

Super 18ft room with double doors leading on to private balcony, feature stone fireplace with fitted gas fire, radiator





DINING ROOM
Double doors leading on to balcony, opening through to kitchen, radiator




KITCHEN
Well fitted with granite worktops and sink, range of cupboards and drawers, fitted electric hob with extractor above, built in oven and separate microwave, newly installed integrated fridge freezer, useful breakfast bar, tiled flooring



BEDROOM THREE
With fitted double wardrobe, radiator




STAIRS TO FIRST FLOOR
Leading on to light and airy landing with Velux style window



MASTER BEDROOM SUITE
Excellent sized 16ft room with radiator, double wardrobe and door leading to:




DRESSING ROOM
With hanging rails



ENSUITE SHOWER ROOM
Three piece suite comprising: double width shower, w.c, fitted wash hand basin, tiled floor



BEDROOM TWO
Fitted double wardrobe, radiator, door to:




ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, fitted w.c and wash hand basin, tiled floor



OUTSIDE

There are communal lawned grounds which encompass the development and are well tended under the maintenance agreement. There is residents and visitor parking available







GARAGE

Located near to the apartment and there is an outside water tap



RESIDENTS LOUNGE

There is a residents social room that includes a kitchenette and t.v

RESIDENTS LAUNDRY ROOM

Located by the first row of garages, that includes two washing machines and two tumble dryers and a handy sink area

AERIAL PHOTOS




PLEASE NOTE

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

TENURE

LEASEHOLD

Original Lease: 999 years
Lease Remaining: 984 years
Maintenance Charge: £1,817.00 per quarter
No Ground Rent

Restrictive Covenant: Retirement property only suitable for age over 55 years

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

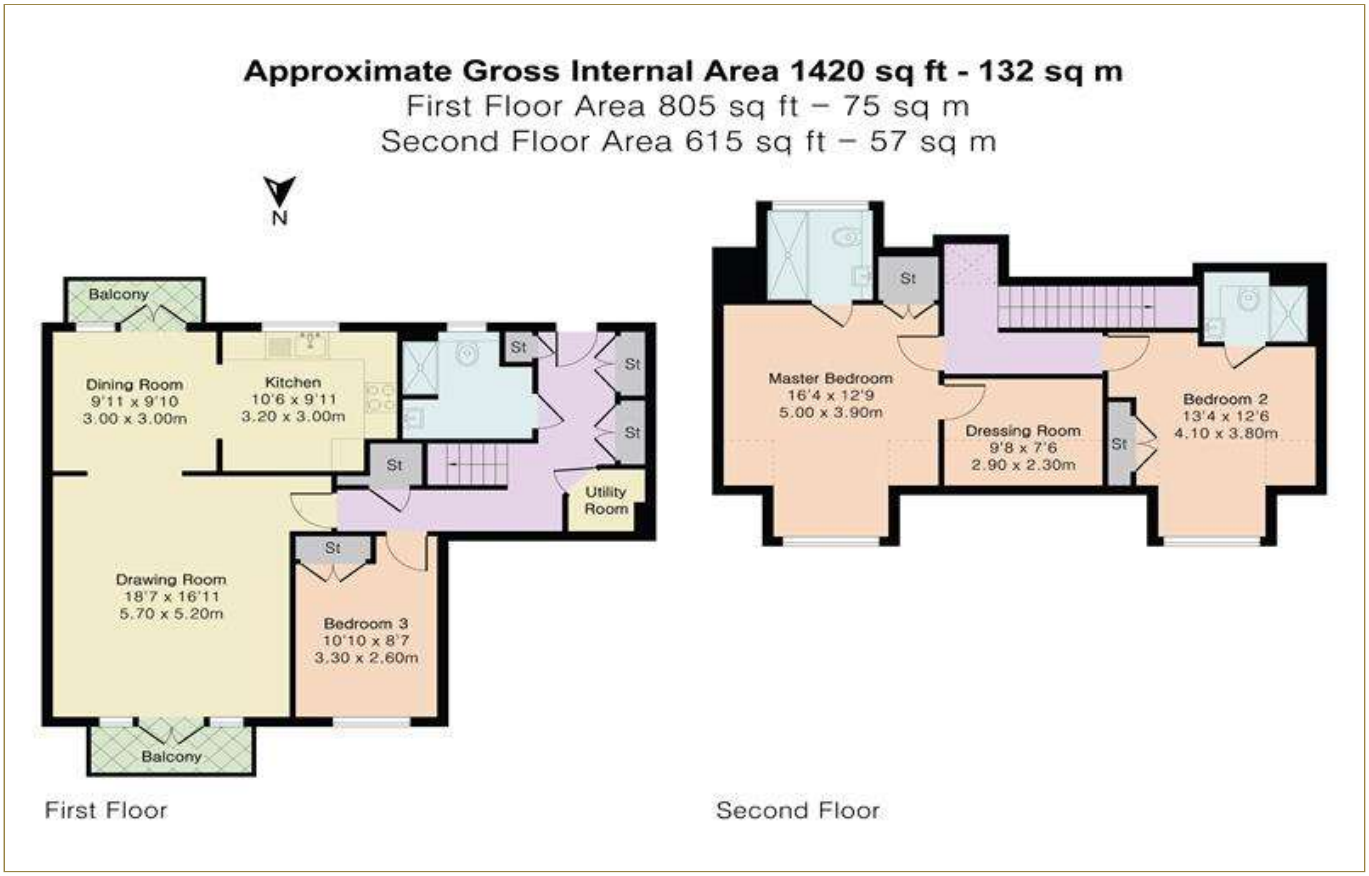
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: https://find-energy-certificate.service.gov.uk/energy-certificate/2900-7004-0322-6496-3453

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

