Marshland Square, Emmer Green, Reading, RG4 8RU

£237,500

Walmsley

Marshland Square, Emmer Green, Reading, RG4 8RU

A spacious first floor 2 bedroom apartment located in a popular location close to Emmer Green shopping precinct and village centre. Caversham's vibrant centre is within 1.5 miles and there are frequent bus services to reading centre and mainline station. The accommodation comprises - hallway, open plan kitchen/ living room, main bathroom, 2 bedrooms, the master with en-suite. There are attractive communal gardens and good parking facilities. Council Tax band D. EPC rating B.

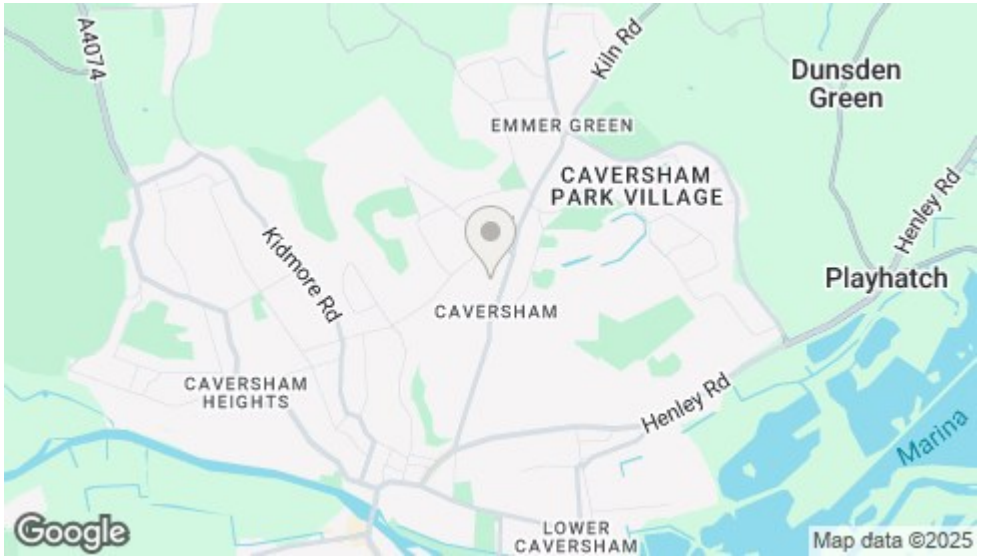
* The property will be sold with a lease extension, currently there are 77 years remaining.
* Service charge £1959.13.
* Ground rent £100

https://moverly.com/sale/SoSTP6WW5UCbRJu3S9wDAk/view

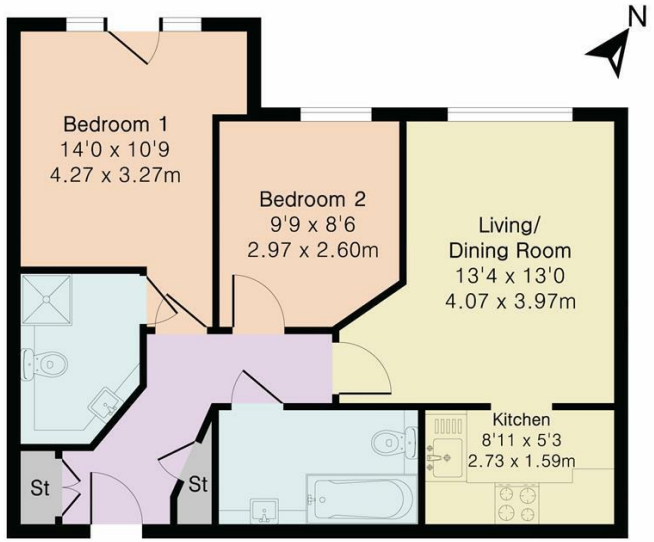
Tenure - Leasehold

- General Residents Parking
- Two Bathrooms
- Open Plan Kitchen/Living Room
- Sold With Lease Extension
- Council tax D
- EPC rating B

2 2 1 B


A4074
Kiln Rd
Dunsden Green
EMMER GREEN
CAVERSHAM PARK VILLAGE
Henley Rd
Kidmore Rd
Playhatch
CAVERSHAM
CAVERSHAM HEIGHTS
Henley Rd
Marina
LOWER CAVERSHAM
Google
Map data ©2025

Approximate Gross Internal Area 583 sq ft - 54 sq m



First Floor Flat

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

9-11 Bridge Street, Caversham, Reading, RG4 8AA
Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk
0118 947 0511

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