

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### MILWARD COURT, WARWICK ROAD READING, RG2 7BG

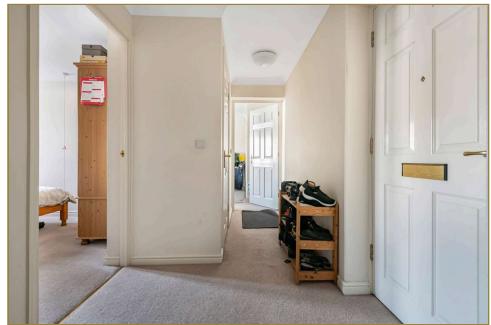
**£135,000**

A superbly positioned two bedroom retirement flat, located adjacent to Cintra Park and only a three minute walk to local shops and bus stops. Includes residents lounge, laundry room and residents parking

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**HALLWAY**

Security card entry system, storage cupboard, storage heater and doors leading to

**LOUNGE/DINING ROOM**

Front aspect window, storage heater, emergency pullcord and double doors leading to

**KITCHEN**

Fitted with worktops and a range of units with integrated appliances including fridge, freezer, electric oven, electric hob with extractor hood over, front aspect

**BEDROOM ONE**

Front aspect window, and built in mirror fronted wardrobe, storage heater

**BEDROOM TWO**

Front aspect window, electric heater

**BATHROOM**

Three piece suite comprising double width shower cubicle, W.C., fitted wash hand basin, tiled walls, electric towel rail

**GUEST OVERNIGHT SUITE**

Available for family stayover at £30.00 per night (price subject to change)

## RESIDENTS LOUNGE

Large seating area with small kitchenette area and W.C.



## RESIDENTS MANAGERS OFFICE

Open 9am-5pm Monday to Friday (subject to change)

## COMMUNAL LAUNDRY AND SEPARATE REFUSE ROOM



## PARKING

Residents parking



## COMMUNAL GARDEN

Well maintained communal gardens



**PLEASE NOTE**

Over 60 years and partner can be 55 years

**TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 105 years

Service charge - £5,266 per annum

**COUNCIL TAX**

Band E

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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**

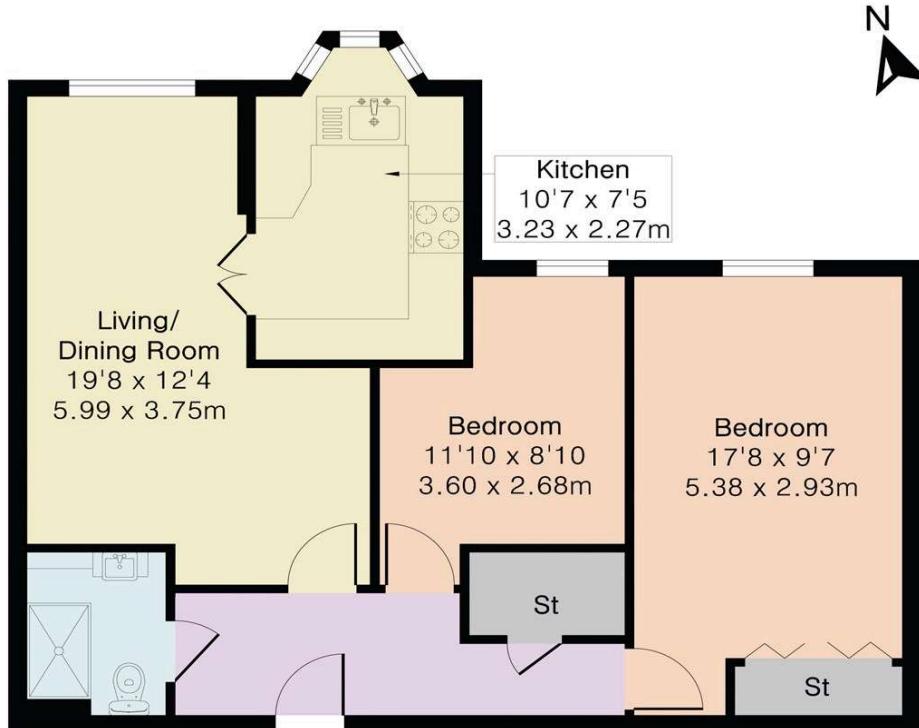
Energy Rating B

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/9360-2809-4590-2525-6121>

**FLOORPLAN**

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

**Approximate Gross Internal Area 673 sq ft - 63 sq m**



First Floor Flat

**LOCATION**

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

