

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SHELLEY COURT, LONDON ROAD READING, RG1 5DG

£215,000

A two bedroom, two bathroom ground floor apartment conveniently situated adjacent to the Royal Berkshire Hospital within a gated development with allocated parking providing easy access to Reading town centre and forming an ideal first time or investment purchase

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

COMMUNAL ENTRANCE HALL

With telephone entrance system and front door to

RECEPTION HALL

With radiator, built in storage cupboard and door to

LIVING/DINING ROOM

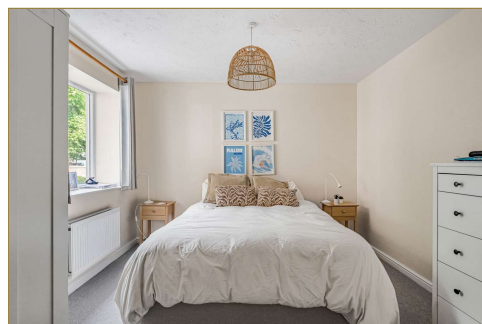
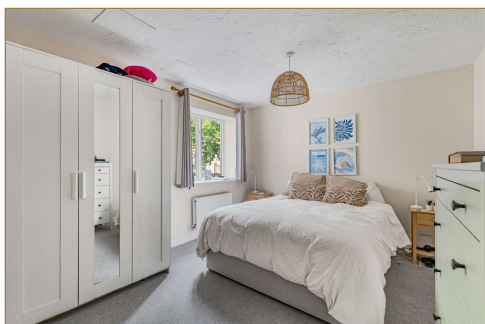
With rear aspect French doors to personal patio area and communal gardens beyond. Two radiators, central Adams style fireplace with fitted electric fire. Room for dining table and chairs

**FITTED KITCHEN**

Comprising single drainer one and a half bowl non-scratch sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units, with laminated roll edged work surfaces and contrasting tiled surrounds. Inset four ring electric hob with extractor hood above and integrated oven below, plumbing for washing machine, further appliance space for fridge/freezer, radiator and rear aspect double glazed window

**BEDROOM ONE**

With front aspect double glazed window, radiator and door to



**EN SUITE SHOWER ROOM**

Comprising fully tiled double width shower cubicle, wash hand basin with cupboard space below, W.C., radiator and front aspect obscure double glazed window

**BEDROOM TWO**

With front aspect double glazed window, radiator

**BATHROOM**

Comprising panelled bath, wash hand basin, W.C., radiator and tiled walls and floor



OUTSIDE

Shelley Court occupies well tended communal grounds with various open space to utilise and a paved sheltered patio area adjacent to the living room via the French doors

**PARKING**

Gated parking area for the complex with allocated parking space and further visitors parking

**DIRECTIONS**

Leave Reading town centre via Kings Road, turning right into Eldon Road, continue over the traffic lights into Craven Road where the side entrance to Shelley Court can be found on the left hand side

TENURE

Leasehold

Original lease - TBC years

Lease remaining - TBC years

Ground rent - £150 per annum

Service charge - £1,942.70 per annum

SCHOOL CATCHMENT

Redlands Primary School

The Bulmershe School (Wokingham)

COUNCIL TAX

Band D

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

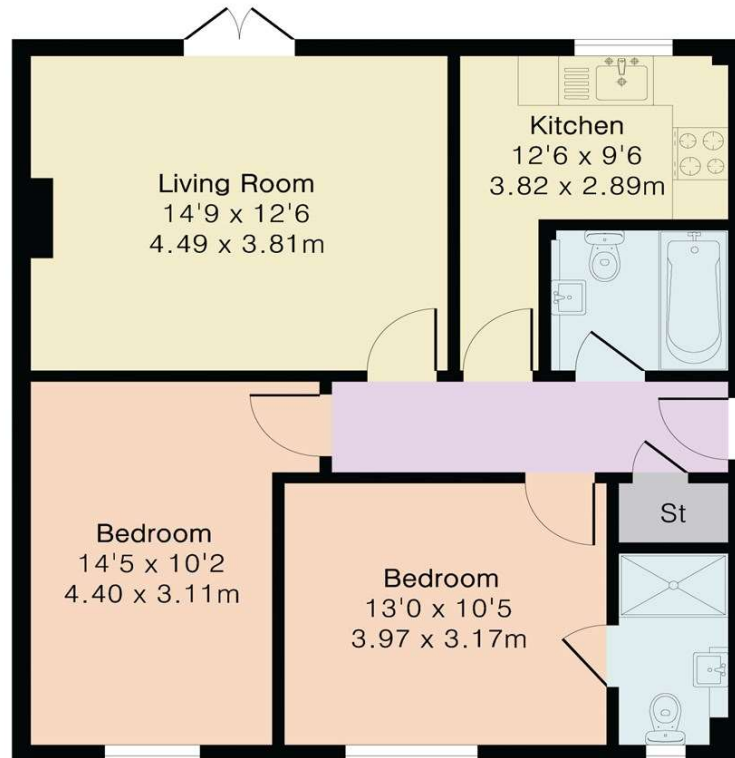
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**Energy Rating B**

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/7190-4031-0022-7390-0993>

FLOOR PLAN

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

Approximate Gross Internal Area 674 sq ft - 63 sq m



LOCATION

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

