

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LYEFIELD COURT, EMMER GREEN READING, RG4 8AP

£435,000

A charming two bedroom retirement cottage benefiting from a third reception room/ground floor bedroom option. Includes living room, dining room, garden room and kitchen with south facing courtyard garden and garage. Set in well tended communal grounds within this highly sought after retirement complex only a 10-15 minute walk to shops & doctors surgery

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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ENTRANCE HALL

Front door, electric night storage heater, staircase to first floor

SHOWER/CLOAKROOM

Comprising fully tiled shower cubicle, wash hand basin, low level W.C., heated towel rail, warm air heater, understairs storage cupboard



LIVING ROOM

Front aspect double glazed picture window overlooking communal grounds, door to



DINING ROOM

Rear aspect double glazed patio doors to courtyard garden, door to the garden room as well as the kitchen



GARDEN ROOM/BEDROOM THREE

Bonus room which can be used for a variety of options including ground floor bedroom, doors leading to rear garden



KITCHEN

Well fitted with worktops, range of cupboards and drawers, integrated electric double oven, fitted electric hob with extractor hood above, plumbing for washing machine and space for fridge/freezer. Rear aspect double glazed window and double glazed door to garden

**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

Access to loft space

BEDROOM ONE

Front aspect double glazed picture window over looking communal grounds and Emmer Green Playing Fields beyond, built-in double wardrobe

**BEDROOM TWO**

Rear aspect double glazed window with bench seat, twin double built-in wardrobes

**BATHROOM**

Three piece suite comprising: walk in shower, low level W.C., fitted wash hand basin and eaves storage/airing cupboard, towel rail. Rear aspect double glazed Velux window



REAR GARDEN

At the rear of the property is a private south facing courtyard garden which is mainly laid to patio for easy maintenance, accessed separately from the kitchen, dining room and garden room, with gated access to and overlooking the well tended communal gardens

**GARAGE**

The garage is located in a nearby block and is accessed via a service road to the rear with up and over door, power and light

**COMMUNAL GROUNDS**

There are communal lawn grounds which are well tended under the maintenance agreement

**NOTE**

There is an onsite Duty Managers office with office hours 9am to 10am Monday to Friday

FACILITIES

There is a residents' room with kitchen for the enjoyment of all at Lyefield Court and the neighboring Conifers

Furthermore there is a residents laundry room, located by the first row of garages, that includes two washing machines and two tumble dryers

There is a Guest Room with ensuite available within the development that can be booked for visiting guests to use

AERIAL VIEWS



TENURE

Leasehold

Original lease - 150 years from 1983

Lease remaining - Approx. 107 years

Service charge - TBC

No ground rent

APPROXIMATE SQUARE FOOTAGE

1172sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

DIRECTIONS

Leave Caversham centre via Peppard Road, continue up the hill into Emmer Green, turn left into Kidmore End Road and just after the Emmer Green park turn left into Lyefield Court

COUNCIL TAX

Band F

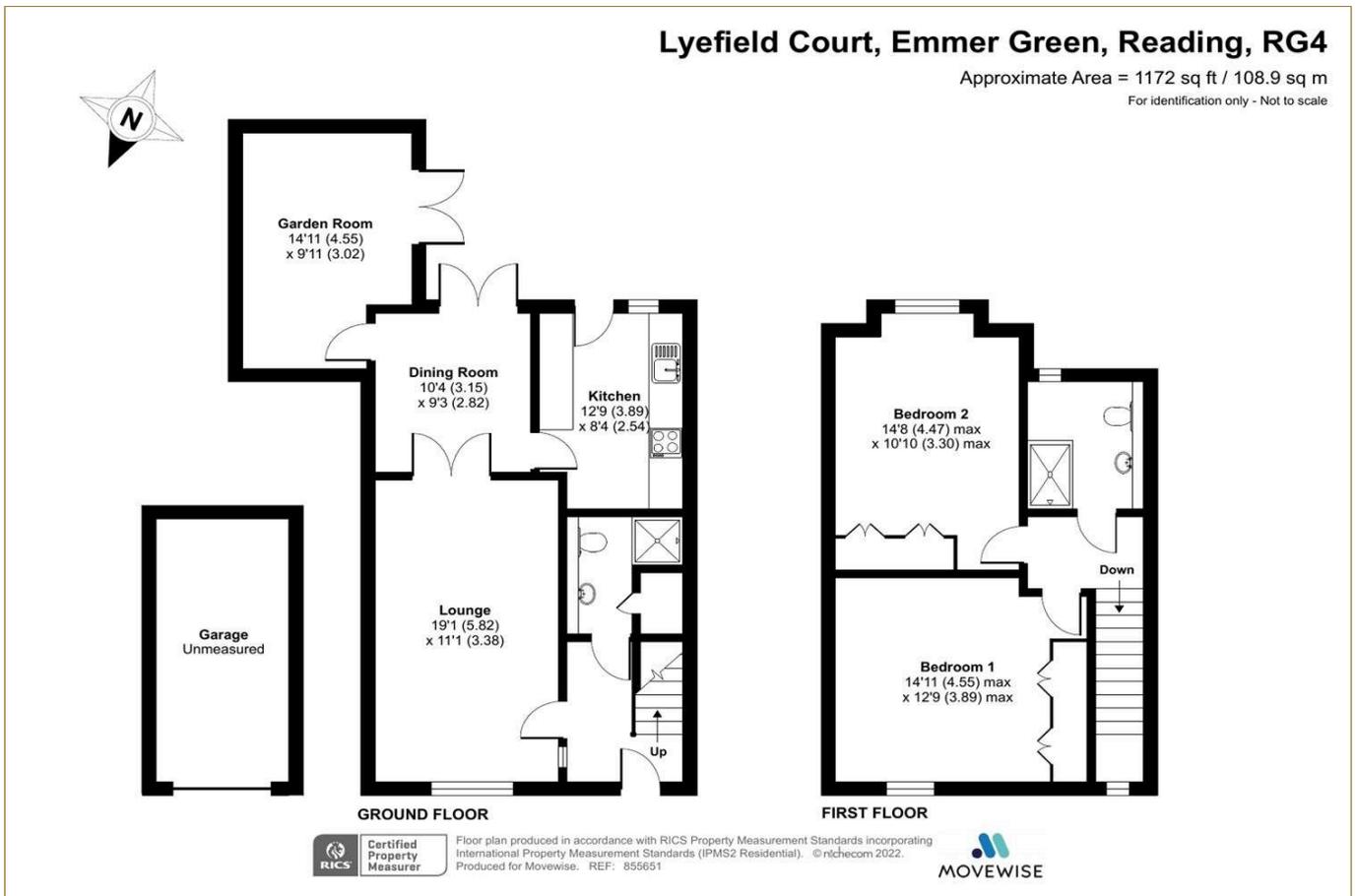
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

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/8301-5537-1422-8996-8603>

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

