

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **EMMER GREEN COURT, CAVERSHAM READING, RG4 6NQ**

**£284,000**

A superb two bedroom first floor maisonette with garage presented in excellent decorative order and occupying a corner position benefitting from its own private side garden, only a minute's walk to local shops, post office and eateries and near to bus stops and recreational park. Excellent decor throughout.

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## SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

## ENTRANCE

Front door with double glazed inserts to

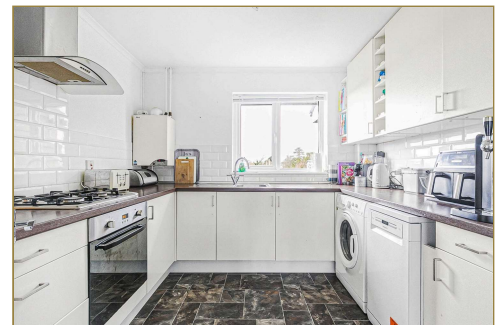


## ENTRANCE HALL

With built in cupboard and staircase to first floor with access to loft space above and built in airing cupboard housing hot water tank and slatted shelving. Door to

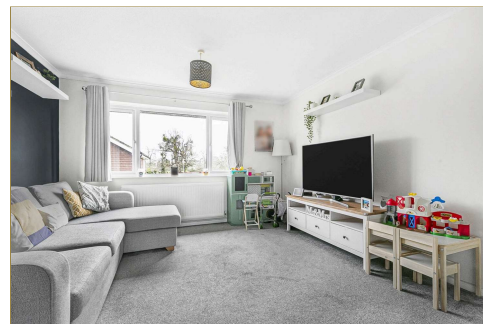
## FITTED KITCHEN

Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, with inset four ring gas hob with extractor hood above and integrated oven below. Plumbing for washing machine and dishwasher and further appliance space for fridge/freezer, wall mounted gas boiler, front aspect double glazed window



## LIVING/DINING ROOM

With rear aspect double glazed window, radiator, naturally segregated for living and dining areas, door to



**BEDROOM ONE**

With front aspect double glazed window, radiator, built in double wardrobe



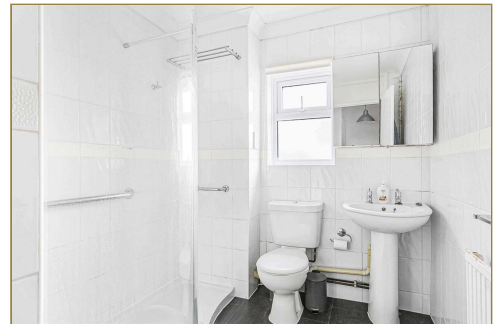
**BEDROOM TWO**

With rear aspect double glazed window, radiator



**BATHROOM (SHOWER ROOM)**

Comprising tiled walk in shower, wash hand basin, W.C., with matching tiled walls, radiator and side aspect obscure double glazed window



**OUTSIDE**

The property enjoys a corner position uniquely benefitting from its own private garden area to the side and open plan lawned garden to the front



## **GARAGE**

In nearby block



## **DIRECTIONS**

Leave Caversham via Peppard Road, continue into Emmer Green, at the mini roundabout turn right into Lowfield Road where Emmer Green Court will be found on the left hand side

## **TENURE**

Leasehold

Original lease - 149 years

Lease remaining - 100 years

Ground rent - £60 per annum

No service charge

## **SCHOOL CATCHMENT**

Caversham Park Primary School

Highdown School and Sixth Form Centre

## **COUNCIL TAX**

Band C

## **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 C

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/2104-3045-8209-5665-8200>

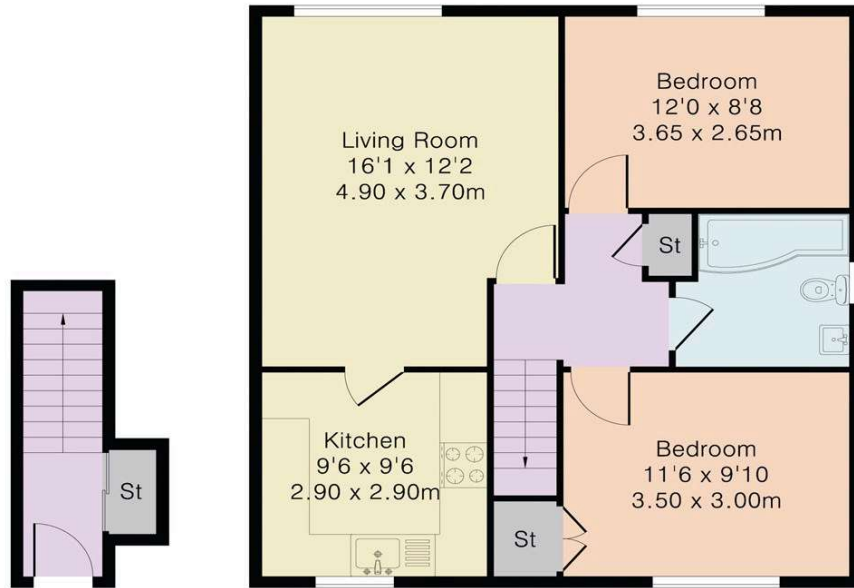
### FLOOR PLAN

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

**Approximate Gross Internal Area 688 sq ft - 64 sq m**

Ground Floor Area 52 sq ft – 5 sq m

First Floor Area 636 sq ft – 59 sq m



Ground Floor    First Floor

**LOCATION**

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

