



Lyefield Court, Emmer Green, Reading, RG4 8AQ

£595,000

Walmsley

## Lyefield Court, Emmer Green, Reading, RG4 8AQ

Set within a quiet, well maintained courtyard development exclusively for the over 55s, the property is considerably larger than the average downsizer at over 1400 sq ft and offers lift access as well as a convenient location within easy walking distance of Emmer Green shops.

Spread across the first and second floors, well sized double bedrooms, two with ensuites, a modern shower room, a separate contemporary kitchen, and bright, flexible living spaces that open onto a private balcony with views of the landscaped communal gardens.

Designed with ease and independence in mind, the property includes a private garage, lift access to first floor entrance, and the support of an on-site estate manager. Residents also enjoy access to a welcoming social lounge, a fully equipped laundry room, and a guest suite for visiting family and friends.

Conveniently located close to shops, cafés, and essential amenities, including post office, pharmacy and local supermarkets. This home offers a peaceful, community-focused environment—perfect for those looking to enjoy retirement with comfort, security, and a sense of belonging.

EPC Rating: B Council Tax Band: F Service Charge: £7,270 per year Ground Rent: Peppercorn Lease: 985 years remaining

\*\*The images shown are generated using artificial intelligence and may not accurately represent real people, places, or objects. They are intended for illustrative purposes only. \*\*

<https://moverly.com/sale/5UjQAnTZmmlYm9lp4gKGFt/view>

## Tenure - Leasehold





- Beautifully Maintained Courtyard Development for the Over 55
- Three Good Sized Bedrooms
- Expansive 132sqm Flat
- Easy Reach of Local Shops and Essential Amenities
- EPC B
- Council Tax F



**Approximate Gross Internal Area 1420 sq ft - 132 sq m**

First Floor Area 805 sq ft – 75 sq m

Second Floor Area 615 sq ft – 57 sq m



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.

