FARMER & DYER

RESIDENTIAL SALES & LETTINGS

MERSTON HOUSE, EMMER GREEN
READING, RG4 8RY

£330,000

A very well presented top floor two bedroom flat with far reaching views positioned just after the brow of the hill of Peppard Road, less than a mile to Caversham centre, 8 minutes walk to the Emmer Green shops and only 1.6 miles to Reading station. Includes living room, fitted kitchen, ensuite and bathroom, allocated residents parking space. 759sqft - No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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COMMUNAL ENTRANCE HALL
Stairs to each floor

ENTRANCE HALL
Video entry phone system, built in storage cupboard, laminate flooring

LIVING/DINING ROOM
Super room with front aspect windows offering far reaching views, double doors with Juliette balcony, laminate flooring

Opening doors to;

KITCHEN
Fitted to comprise: worktops with a range of cupboards and drawers, fitted electric oven and hob with extractor above, integrated fridge freezer, integrated washing machine, tiled floor, tiled surrounds, side aspect

BEDROOM ONE
Front aspect, mirror fronted double wardrobes

Door to;

ENSUITE SHOWER ROOM
Three piece suite comprising: shower cubicle, w.c, fitted wash hand basin with cupboards under, tiled floor

BEDROOM TWO
Front aspect

BATHROOM
Three piece suite comprising: panelled bath with shower attachment, w.c, wash hand basin with cupboard under, tiled floor

OUTSIDE
There are communal grounds tended under the maintenance agreement

PARKING
There is an allocated residents parking space and two visitor parking spaces for general use

DIRECTIONS
From central Caversham proceed north up Prospect Street at traffic lights fork left into Peppard Road, procced for half a mile where Merston House can be found on the left hand side

TENURE
Leasehold

Original lease - 125 years
Lease remaining - 105 years
Maintenance charge - £2,200 per annum
Ground rent - £275 per annum

APPROXIMATE MONTHLY RENTAL
£1,650

SCHOOL CATCHMENT
The Hill Primary School
Emmer Green Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX
Band C

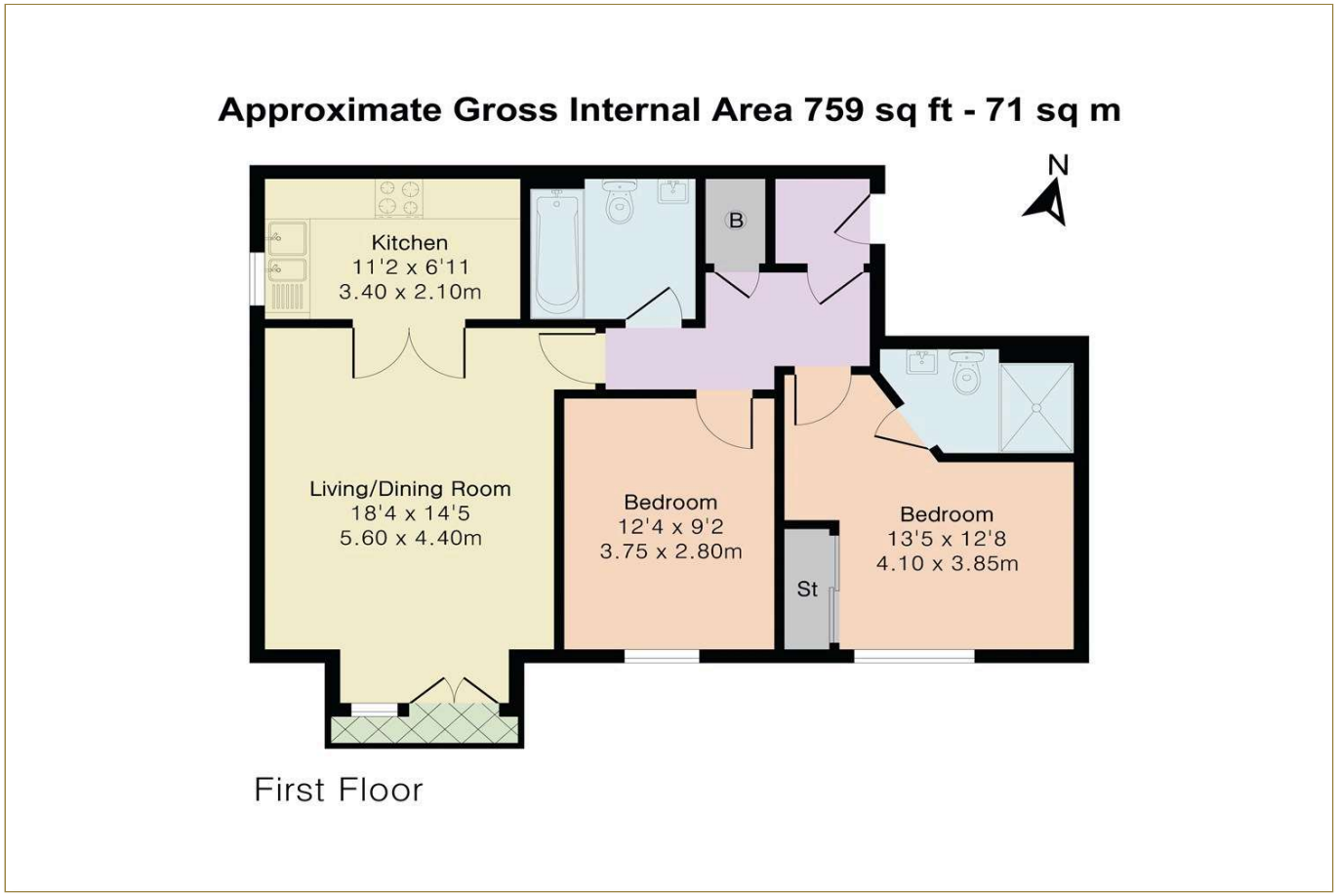
FREE MORTGAGE ADVICE
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800.

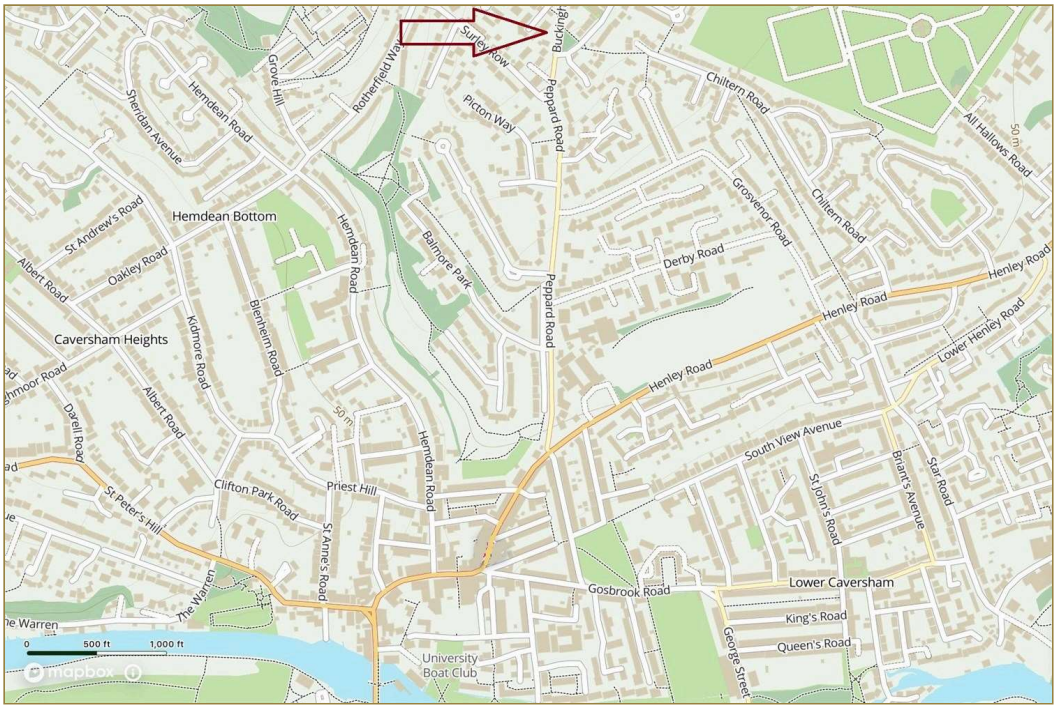
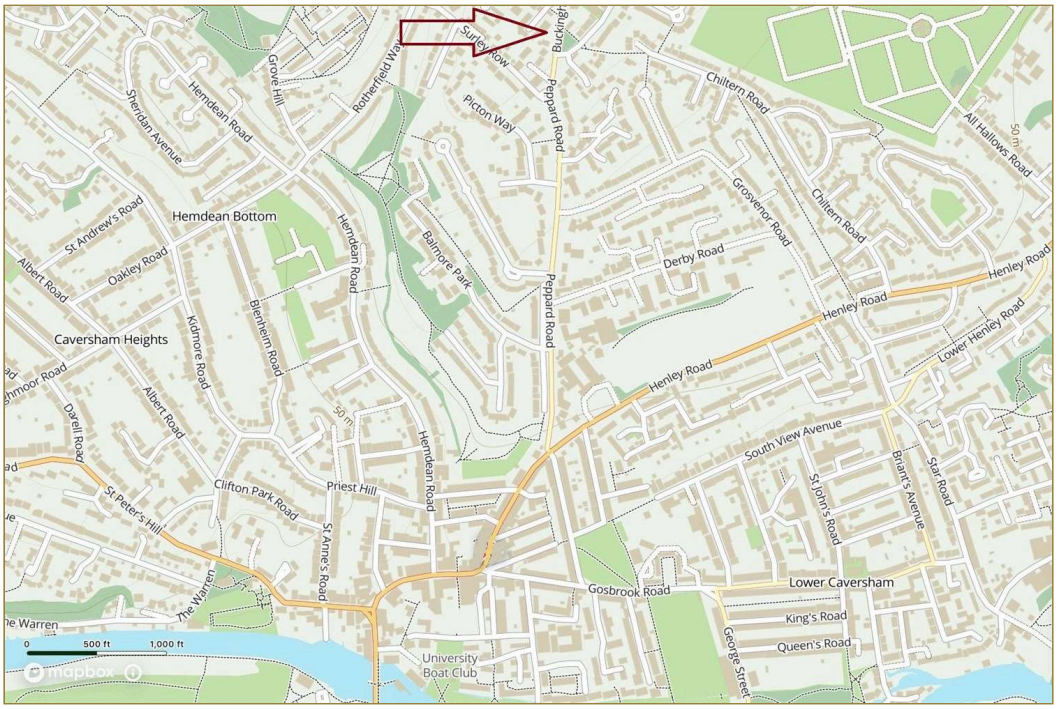
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT
Energy Rating C

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/0036-0229-4500-0429-8222

FLOOR PLAN

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



LOCATION

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