FARMER & DYER

RESIDENTIAL SALES & LETTINGS







LYEFIELD COURT, EMMER GREEN
READING, RG4 8AP

£415,000

Peacefully positioned and particularly spacious two bedroom retirement cottage with its own courtyard garden and garage to the rear, set in this prestigious over 55's retirement complex in the heart of Emmer Green with well tended communal grounds. With just a 400 yard level walk to local shops and amenities. No chain

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SITUATION

Emmer Green is the northernmost suburban neighbourhood of Reading, situated approximately two miles north of the town centre. Originally a small village, it has expanded significantly over the years and is now a predominantly residential area forming part of the wider Caversham community.

The area benefits from its own shopping precinct and post office, while its well regarded schools include The Hill Primary School, Emmer Green Primary School and Highdown School & Sixth Form Centre. Emmer Green's northern boundary adjoins the picturesque South Oxfordshire countryside, providing easy access to scenic walking routes, dog walks, trail running paths, cycle trails and attractive countryside rambles.

Nearby Clayfield Copse Nature Reserve offers a popular woodland setting, along with tennis courts and open green spaces for recreation and leisure.

Caversham is a highly sought after district of Reading, known for its strong sense of community and distinct village atmosphere. Bordered by the River Thames to the south, it combines the charm of a village setting with the convenience of being within walking distance of Reading town centre and its mainline railway station, offering excellent transport links to London and beyond

ENTRANCE

Front door to

RECEPTION HALL

With electric radiator, door to first floor, understairs storage cupboard and door to





DOWNSTAIRS SHOWER ROOM

Comprising tiled shower, wash hand basin with cupboard space below, W.C., stainless steel heated towel rail and understairs cupboard



LIVING ROOM

With front aspect double glazed window, two electric heaters and double doors through to





DINING ROOM

With rear aspect double glazed French doors to private patio garden, serving hatch from kitchen




FITTED KITCHEN

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, electric inset hob with extractor hood above, split level double oven, plumbing for washing machine and slimline dishwasher. Further appliance space for fridge/freezer, serving hatch to dining room, electric heater, rear aspect double glazed window and matching double glazed door to private patio garden




STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING
With front aspect double glazed window, fitted stair lift and access to loft space above

BEDROOM ONE
With front aspect double glazed window, slimline electric heater, built-in wardrobes

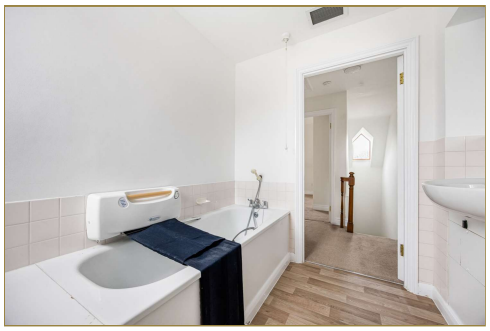




BEDROOM TWO
With rear aspect double glazed windows and bench seat, slimline electric, built-in wardrobes



BATHROOM
Comprising panelled bath, wash hand basin, W.C., with tiled surrounds, heated towel rail, rear aspect double glazed Velux window, built in airing cupboard housing hot water tank and slatted shelving with light

REAR GARDEN

At the rear of the property is a private patio garden with flower and shrub borders





Leading to rear access to

GARAGE

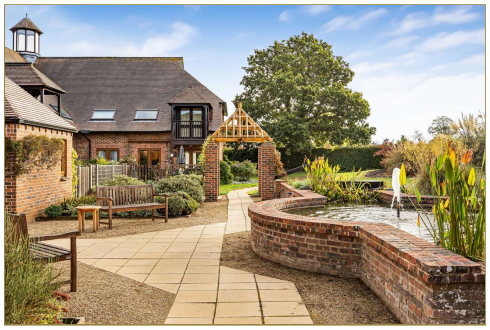
Which has vehicular access via a service road from the rear.
Electrically operated up and over door, power and light

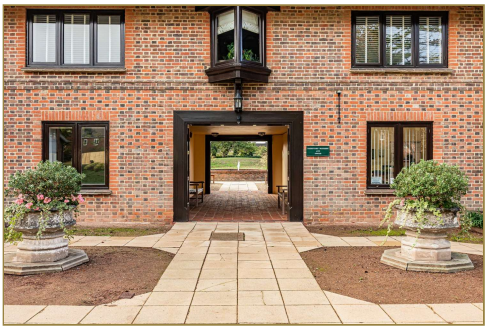


OUTSIDE

There is a small garden area to the front with pathway to front door









PARKING
There is residents and visitors parking within the complex



PLEASE NOTE
Lyefield Court is an independent living site and has two live in managers with an on-site office, in addition there is a 24 hour emergency call centre link to each property

COMMUNAL GROUNDS
The communal grounds and communal areas are covered by the maintenance/community fees are are well tended and form an integral part of the complex

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 VIEW
Courtyard setting adjacent to Emmer Green Park



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

TENURE
Leasehold

Original lease - 150 years
Lease remaining - 104 years
Ground rent - 1 peppercorn per annum
Service charge - £1,666 per quarter

All external maintenance, insurance and gardening is covered by the quarterly service charge

COUNCIL TAX
Band F

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

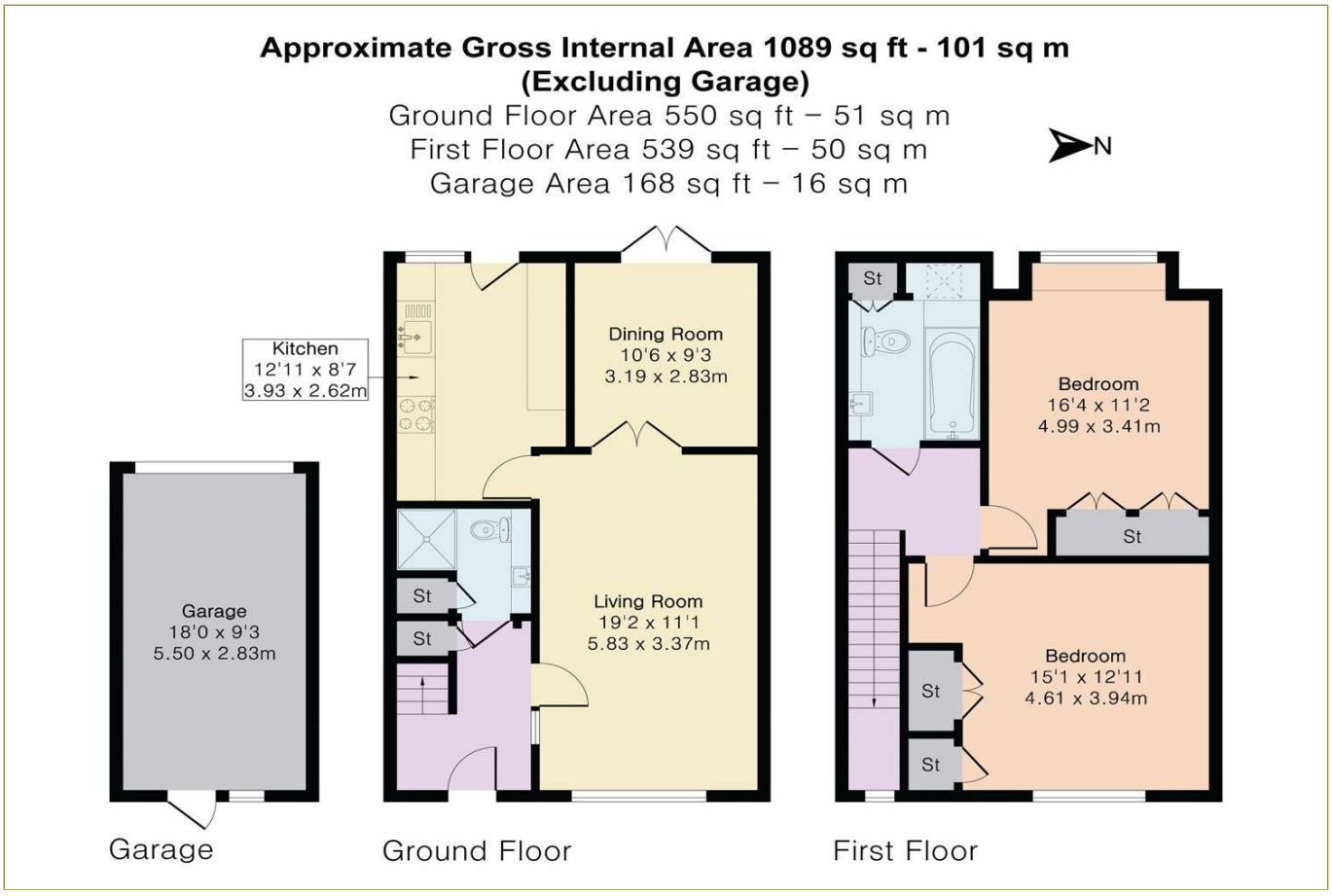
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/9563-3967-2200-1796-4204

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

