

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHILTERN COURT, ST BARNABAS ROAD EMMER GREEN, READING, RG4 8RR

£195,000

An immaculate ground floor retirement apartment peacefully located in this favoured development close to shops, church, doctors and bus stops in Emmer Green. Ready for immediate occupation with high quality fittings, private patio area and well tended communal grounds together with residents and visitors parking. Over 55's. No chain

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

Communal entrance hall with entry phone system and personal front door to

RECEPTION HALL

With radiator, emergency cord, airing cupboard housing hot water tank and slatted shelving. Built in cupboard housing metres, door to

**LIVING ROOM**

With rear aspect double glazed windows and matching integrated double glazed French doors to personal patio, with radiator, two wall light points



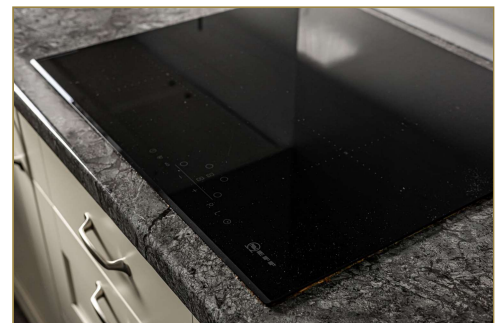
Through to

DINING AREA

With front aspect double glazed window, radiator. This room can easily be converted into a second bedroom if desired

**FITTED KITCHEN**

Beautifully fitted comprising inset stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and surrounds, inset four ring electric hob with extractor hood above, integrated double oven, further integrated dishwasher, plumbing for washing machine and space for fridge/freezer. With front aspect double glazed window and room for small table



DOUBLE BEDROOM

With front aspect double glazed window, radiator, built in double wardrobe and further built in linen cupboard

**BATHROOM (SHOWER ROOM)**

Comprising double length fully tiled shower with glass deflector and seating, wash hand basin with cupboard space below, W.C., heated towel rail, warm air heater and extractor

**OUTSIDE**

The property benefits from its own personal paved patio area which is naturally screened and opens out onto

**COMMUNAL GROUNDS**

Well tended communal grounds under the maintenance agreement. At the front of the property are further well tended communal gardens and various seating areas





PARKING

Residents and visitors parking



DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road continuing to Buckingham Drive, at roundabout turn left into Evesham Road entering into St. Barnabas Road bearing right at the doctors to Chiltern Court

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 86 years

Service charge - £354.82 per month

Ground rent - n/a

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

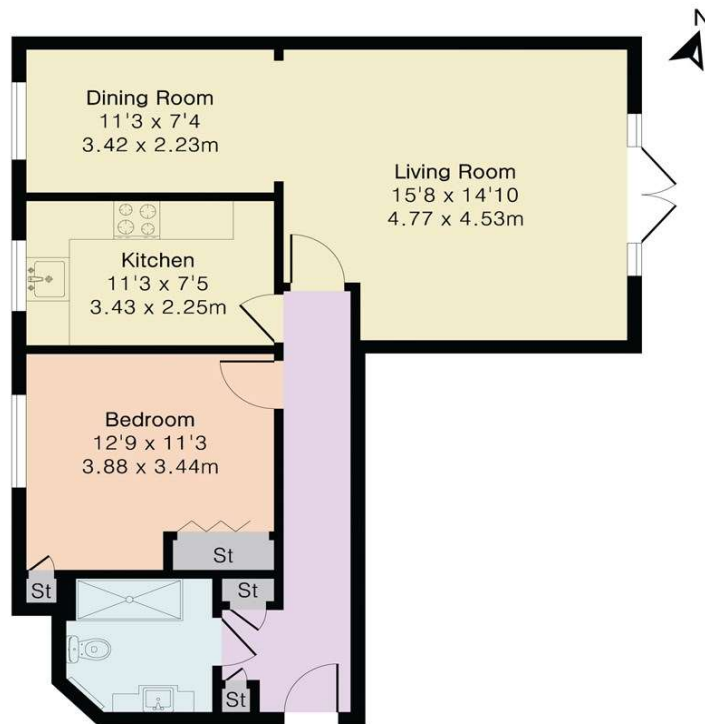
Energy Rating D

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/9228-9040-7244-5878-4934>

FLOOR PLAN

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

Approximate Gross Internal Area 676 sq ft - 63 sq m



Ground Floor Flat

LOCATION

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

