



**LYEFIELD COURT, EMMER GREEN
READING, RG4 8AP**

£435,000

A spacious two bedroom retirement cottage of slightly wider design with the benefit of an additional dressing room to the main bedroom while peacefully positioned in the highly sought after retirement complex set in well maintained communal grounds in the heart of Emmer Green and within 400 metres of local shops

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FARMER & DYER

RESIDENTIAL SALES & LETTINGS

restaurants. 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

Brick pathway and front door to

RECEPTION HALL

With electric storage heater, staircase to first floor with stairlift and understair storage cupboard



DOWNSTAIRS SHOWER ROOM

With tiled shower cubicle, wash hand basin, W.C., storage cupboard and warm air heater - there is an option to convert this to a large bathroom by incorporating the cupboard



LIVING ROOM

With front aspect double glazed window, slimline electric heater, further night storage heater and Adam style fireplace with electric fire, additional recessed area



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DINING ROOM

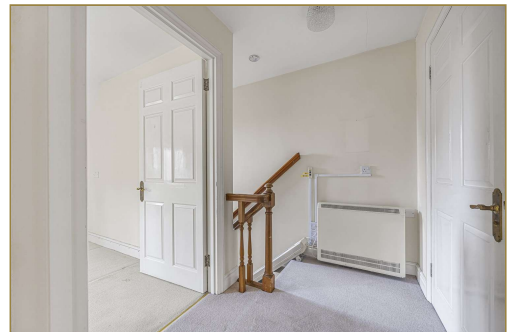
With rear aspect double glazed French doors to private garden, slimline electric heater, recessed shelving

**FITTED KITCHEN**

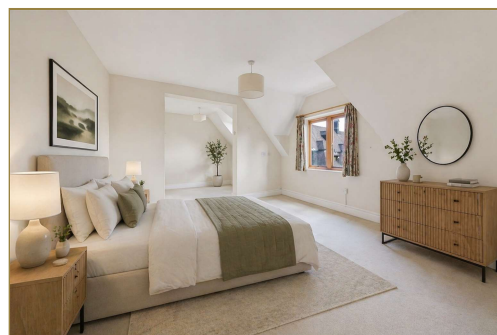
Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and contrasting tiled surrounds with inset four ring electric hob with extractor hood above, integrated double oven, integrated washing machine and dishwasher, tumble dryer, further integrated fridge/freezer, water softener, concealed lighting, rear aspect double glazed window and kitchen door to garden

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With front aspect double glazed window, electric night storage heater, access to loft space above via a ladder, the loft is fully boarded out, has lighting and shelving to the sides

**BEDROOM ONE**

With front aspect double glazed window, electric night storage heater through to



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DRESSING ROOM/STUDY

With front aspect double glazed window, electric night storage heater and further slimline electric heater, built in twin double wardrobes

**BEDROOM TWO**

With rear aspect double glazed window, slimline electric heater, sink unit with drawer space below, twin built in double wardrobes

**FIRST FLOOR SHOWER ROOM**

Comprising large shower cubicle, wash hand basin, W.C., heated towel rail, rear aspect double glazed Velux window, built in airing cupboard housing hot water tank and slatted shelving, warm air heater

**COURTYARD GARDEN**

At the rear of the property is a private south west facing patio garden with side pedestrian gateway access, shrub borders and rear access to garage



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OUTSIDE

At the front of the property is an open garden area with well stocked shrubs and roses, with well maintained communal grounds in front

**GARAGE**

The garage is located directly behind the property, access via electrically operated up and over door, power and light with useful eaves storage space

**PARKING**

There is visitors parking nearby

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 gardens and communal areas are covered by the maintenance/community fees

**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

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AERIAL VIEWS

Courtyard setting adjacent to Emmer Green Park



PLEASE NOTE

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

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 - 105 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/2688-3054-3208-7595-0200>

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FLOOR PLAN

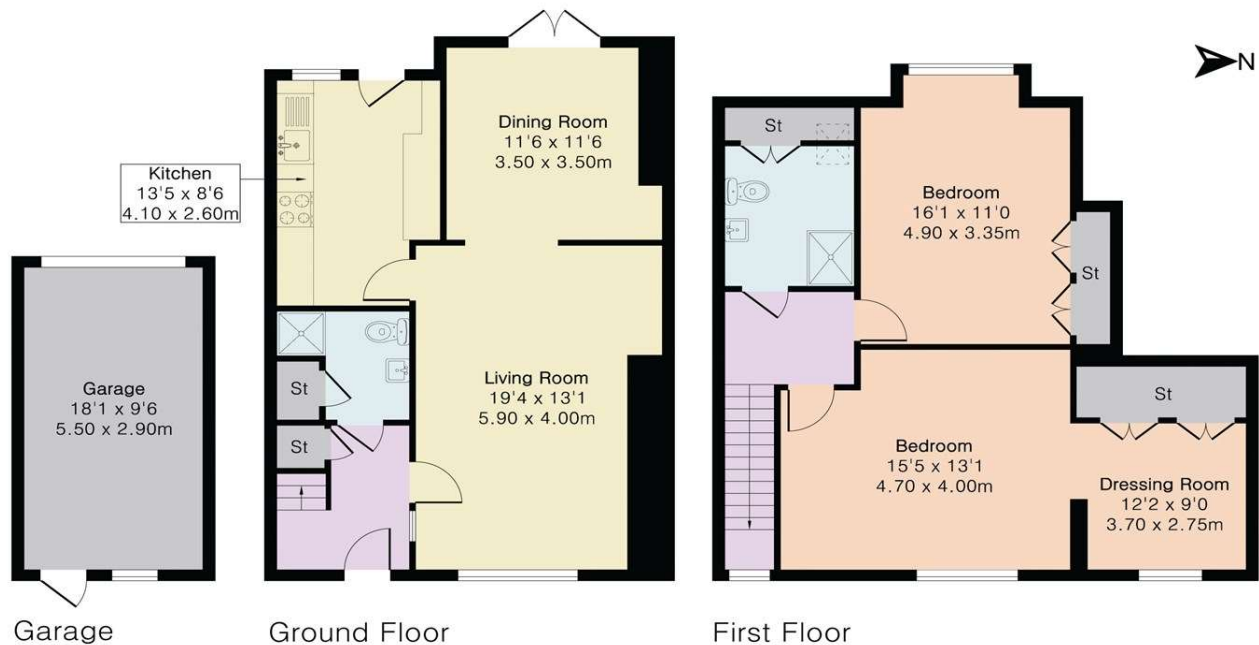
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 1273 sq ft - 119 sq m
(Excluding Garage)**

Ground Floor Area 621 sq ft – 58 sq m

First Floor Area 652 sq ft – 61 sq m

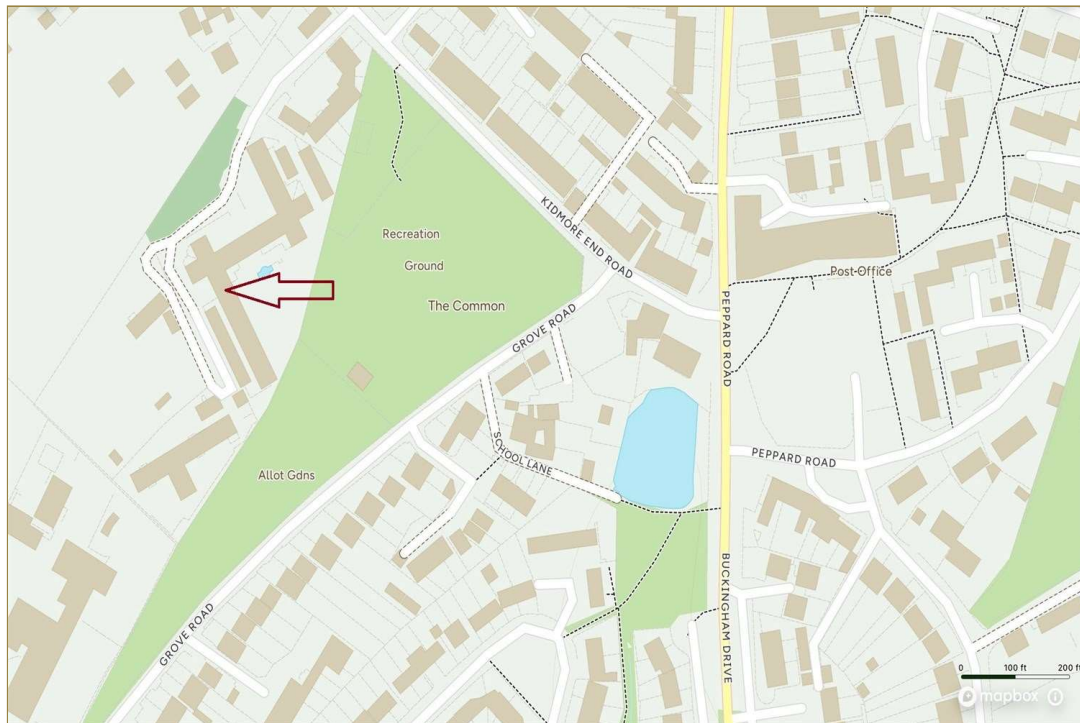
Garage Area 172 sq ft – 16 sq m



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LOCATION

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



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