18 Emmbrook Court, Reading, RG6 5TZ
£100,000 Leasehold

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- Purpose Built Retirement Apartment
- For Owner Occupiers Or As A 'Buy-To-Let' Investment
- Maintained Residents Gardens, Parking & EV Chargers
- Re-decorated & Re-carpeted Throughout
- Brand New Fully Fitted Kitchen
- No Onward Chain - Vacant Posession
- Residents Lounge & Restaurant Plus 24 Hour On-site Assistance
- First Floor Position With Lift Access
- Living Room with Patio Doors
- Spacious Wet Room

Emmbrook Court is a tucked away purpose built development of 40 apartments available exclusively to those over the age of 55 with a focus on independence with assisted and supported living. Well maintained throughout and overlooking well-maintained residents' gardens, on-site facilities include a communal lounge, restaurant, guest suite, 24-hour on-site assistance, lift access and ample parking. The properties are fully maintained externally including window cleaning and there is the added optional advantage of one and a half hours housework per week.

Offered to the market with the added advantage of 'No Onward Chain' and having been recently redecorated and also with new carpets throughout, this first floor apartment is available for owner occupation or as an attractive 'buy-to'let' investment opportunity.

Approached via secure communal entrance with lift (and stairs) to the first floor and a covered walkway leading to private front door. Opening to a central entrance hall with built in storage cupboard, doors lead to the rear aspect bedroom, a spacious fully tiled rear aspect wet room, and the living room with front aspect patio doors to the covered walkway overlooking the communal gardens to the front. A door from the living room leads to a brand new fitted kitchen to include integrated oven and hob. Other general notable features include gas-fired central heating to radiators (n/t) and double glazed windows.

Leasehold Information:-
Lease Term:- 990 years from 1990 hence circa 955 years remaining
Service Charges/Ground Rent:- £812.73 per month (£9752.76 per annum) to include buildings insurance, external maintenance, maintained grounds and communal areas, 1 1/2 hours weekly housework. 24 hour on-site assistance and other benefits

Reading Borough Council - Band D

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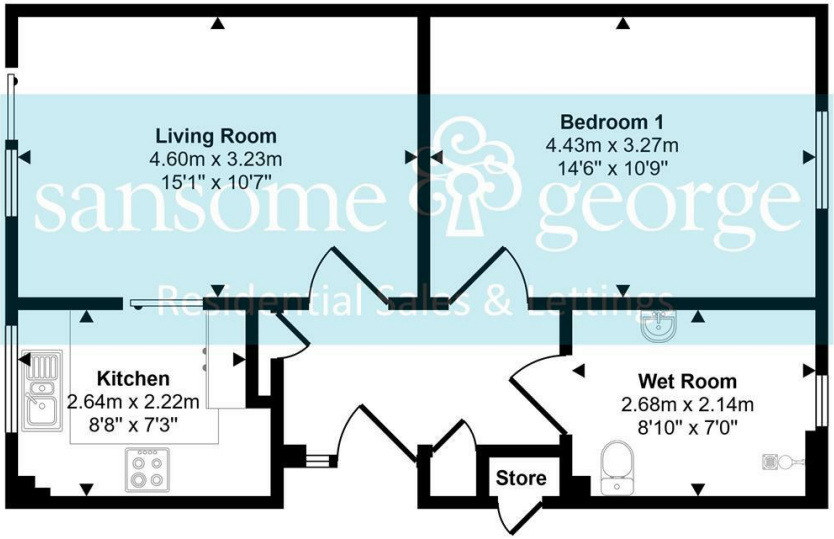
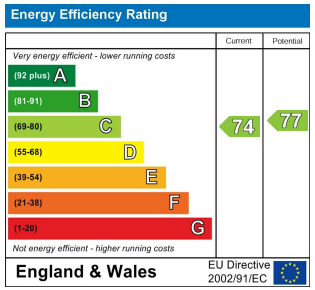
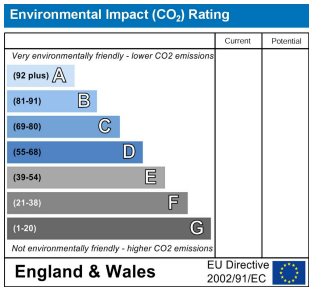
Approx Gross Internal Area
50 sq m / 538 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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