

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **MILWARD COURT, WARWICK ROAD READING, RG2 7BG**

**£135,000**

A superbly positioned two bedroom retirement flat, located adjacent to Cintra Park and only a three minute walk to local shops and bus stops. Includes residents lounge, laundry room and residents parking

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
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**HALLWAY**

Security card entry system, storage cupboard, storage heater and doors leading to



**LOUNGE/DINING ROOM**

Front aspect window, storage heater, emergency pullcord and double doors leading to



**KITCHEN**

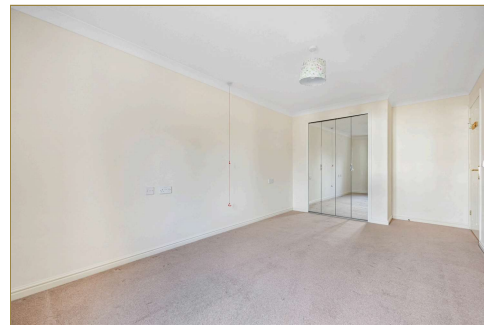
Fitted with worktops and a range of units with integrated appliances including fridge, freezer, electric oven, electric hob with extractor hood over, front aspect





**BEDROOM ONE**

Front aspect window, and built in mirror fronted wardrobe, storage heater



**BEDROOM TWO**

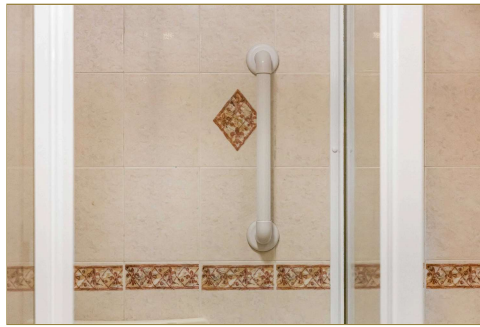
Front aspect window, electric heater



**BATHROOM**

Three piece suite comprising double width shower cubicle, W.C., fitted wash hand basin, tiled walls, electric towel rail





**GUEST OVERNIGHT SUITE**

Available for family stayover at £30.00 per night (price subject to change)

**RESIDENTS LOUNGE**

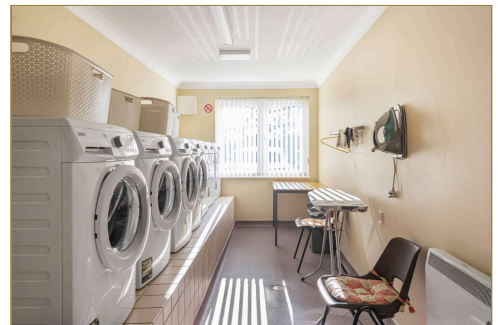
Large seating area with small kitchenette area and W.C.



**RESIDENTS MANAGERS OFFICE**

Open 9am-5pm Monday to Friday (subject to change)

**COMMUNAL LAUNDRY AND SEPARATE REFUSE ROOM**



**PARKING**

Residents parking



## **COMMUNAL GARDEN**

Well maintained communal gardens



### **PLEASE NOTE**

Over 60 years and partner can be 55 years

### **TENURE**

Leasehold

Original lease - 125 years

Lease remaining - 105 years

Service charge - £5,266 per annum

### **COUNCIL TAX**

Band E

### **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

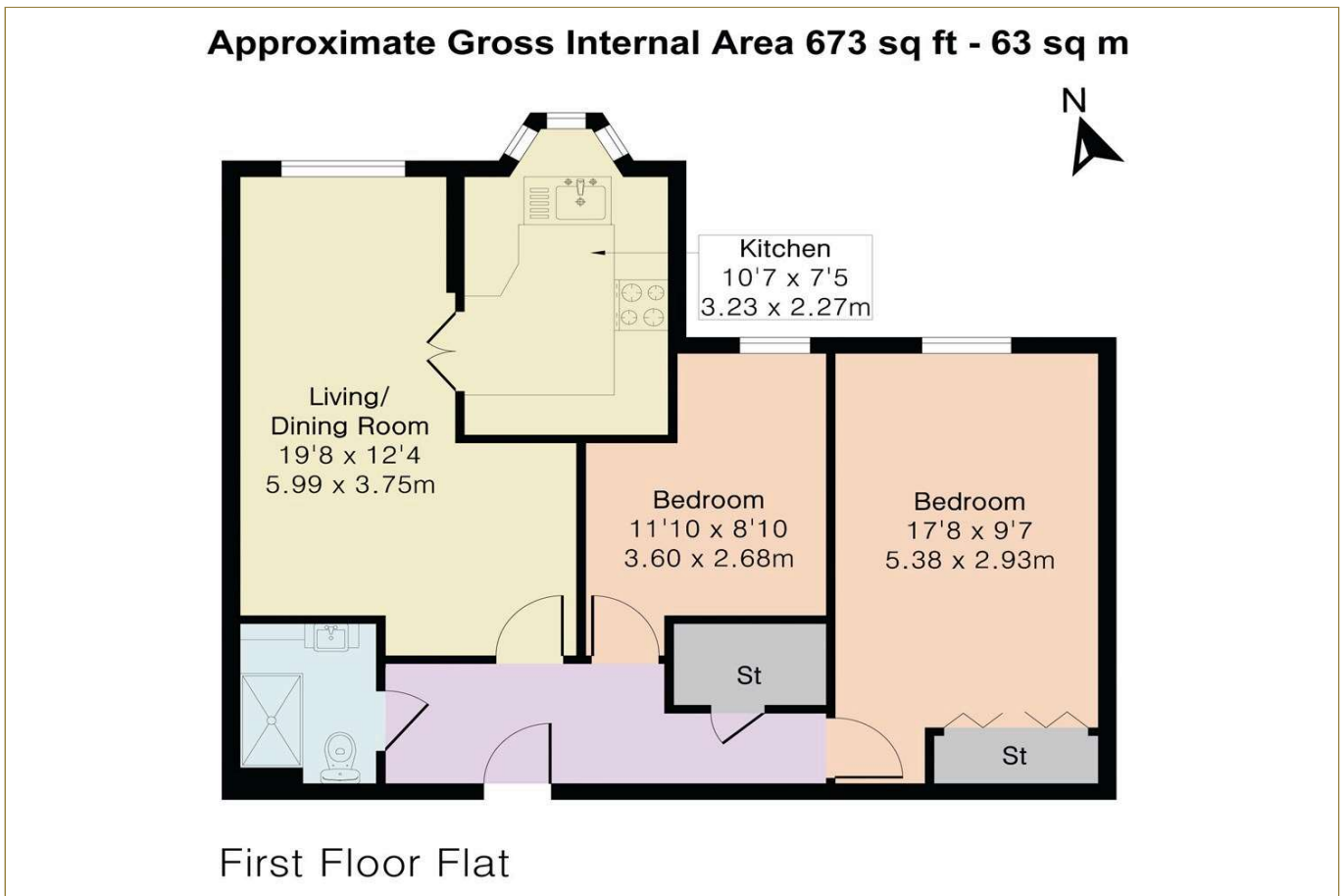
### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating B

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/9360-2809-4590-2525-6121>

### FLOORPLAN

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

