Grove Hill Close, Emmer Green, Reading, RG4 8EJ

£315,000

Walmsley

Grove Hill Close, Emmer Green, Reading, RG4 8EJ

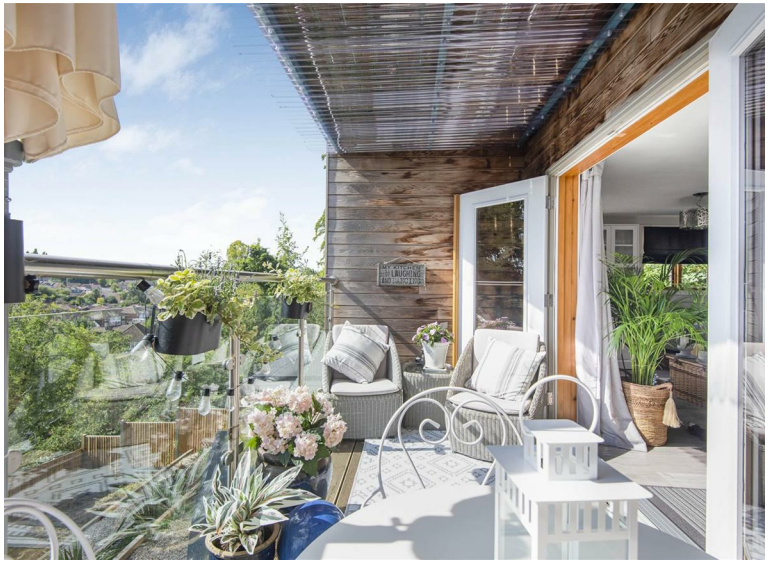
A contemporary ground floor apartment, enjoying an elevated position, providing far reaching views over Hemdean Valley. This well presented apartment is quietly situated in an exclusive modern development at the end of a no through road abutting a mature woodland. The impressive accommodation comprises:- hall, modern open plan kitchen/living room with large balcony, two double bedrooms and a modern bathroom suite. Externally the property benefits from a private balcony and residents parking. Grove Hill close is conveniently located within close proximity of Caversham centre, shops, bus services and Balmore recreational Park. Viewing highly recommended. EPC rating C. Council tax band C

* 125 years from 08.12.2010, approximately 109 years remaining
* Service charge, approx. £135 per month
* Ground rent £176.70 per year every 6 months

https://moverly.com/sale/STByJ7g8kACtedf867niFv/view

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Leasehold

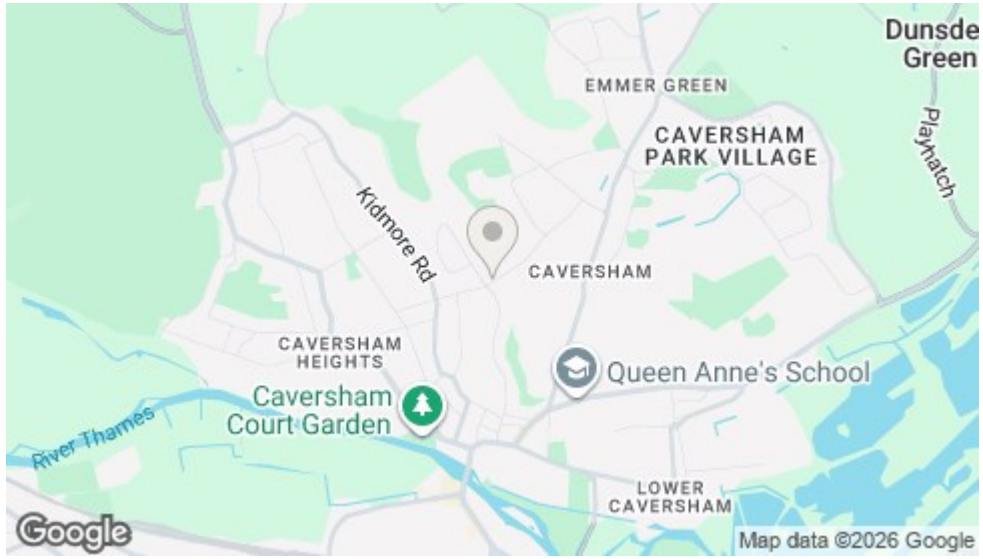


- Cul-de-sac setting
- Excellent presentation
- Attractive views
- Modern kitchen and bathroom
- Parking
- Balcony

2 1 1 C

ALL YOU NEED IS LOVE

TIME TO
DRINK
CHAMPAGNE
AND DANCE
ON THE
TABLE


Dunsde
Green
EMMER GREEN
CAVERSHAM
PARK VILLAGE
Playhatch
Kidmore Rd
CAVERSHAM
CAVERSHAM
HEIGHTS
Queen Anne's School
Caversham
Court Garden
River Thames
LOWER
CAVERSHAM
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APPROX GROSS INTERNAL FLOOR AREA: 774 sq. ft / 72 sq. m

Grove Hill

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property.

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