



**Emmer Green Court
Caversham, Reading, Berkshire RG4 6NQ**

Chain Free £265,000

Set within this sought after area of Emmer Green only moments from the local shops and post office is this recently redecorated first floor maisonette. The property boasts two double bedrooms, a modern bathroom and a separate kitchen. The property boasts a garage in a near by block and has the benefit of a front garden. To appreciate the space and location call now to view.

Emmer Green Court, Reading, Berkshire RG4 6NQ

- Chain free
- Two double bedrooms
- Good sized separate kitchen
- Single garage & front garden
- Council tax band C
- Recently redecorated first floor maisonette
- Modern bathroom
- Light and airy living room
- Only moments from Emmer Green shops
- EPC rating D

Entrance

Laminate wood flooring and stairs to the first floor.

Landing

Carpeted, loft access, cupboard housing the hot water system and doors to:

Living Room

15'9 x 12'1 (4.80m x 3.68m)



A light and airy room with a good sized window to the rear over looking gardens, carpeted and door to the kitchen.

Kitchen

9'6 x 9'5 (2.90m x 2.87m)



A good sized kitchen with ample wall and base units, roll top work surfaces with an inset sink, extractor, oven with hob and space for a washing machine and fridge freezer. Wood effect flooring and a double glazed window over looking the front.

Bedroom one

11'4 x 9'5 (3.45m x 2.87m)



A spacious room with a double glazed window over looking the the gardens to the front carpeted, storage cupboard and space for wardrobes.

Bedroom two

11'11 x 8'8 (3.63m x 2.64m)



A light and airy room with a window to the rear and space for wardrobes.

Bathroom

8'3 x 6'7 (2.51m x 2.01m)



A modern three piece suite comprising of bath with shower overhead, WC, hand wash basin and heated towel rail. Storage under sink and wall mounted mirror cabinet.

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Electric

Appliances: All the appliances are untested

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

Garage



A single garage in a separate block

Tenure

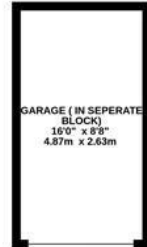
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Lease: 105 years from 2021, expires in 2126

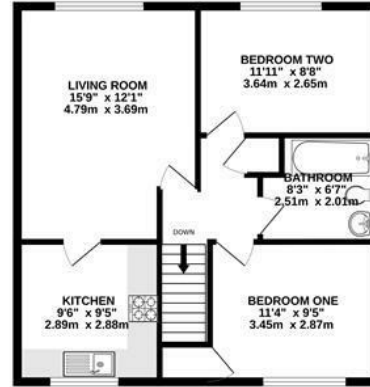
Service charge: £49.08 PA

Ground rent: £40 PA increasing to £60 in 2043

GROUND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



FIRST FLOOR
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

