



**Lyefield Court
Emmer Green, Reading, Berkshire RG4 8AP**

Chain Free £440,000

CHAIN FREE: Located within this sought after area of Emmer Green is a mid terraced house set within this highly popular OVER 55's DEVELOPMENT. The property offers flexible living accommodation over two floors and fabulous views over well maintained and attractive communal gardens. The property boasts two bedrooms with two stylish shower rooms, kitchen and a good sized reception room and separate dining room. In addition there is a private paved patio garden and a single garage to the rear. The property benefits from a stairlift and emergency panic alarm system. There is an onsite Duty Manager from 9am to 5pm Monday to Friday, plus an emergency call system. Further benefits include a communal laundry room and a shared social room, all for the use of residents only.

- Chain free
- Easy access to Emmer Green shops and local transport
- Retirement property for over 55's only
- Two bedrooms & two bathrooms
- Two reception rooms
- Mid Terrace House with on site warden
- Patio garden and lovely communal grounds
- Council tax band F
- Garage and parking

Entrance hall

Carpeted entrance hall with stairs to first floor. Under stairs cupboard, glass door to living room and door to shower room.

Ground floor shower room

7'0" x 6'3" (2.15 x 1.91)



Shower room with tiled floor, sink set within cupboards, WC, cubicle shower, heated towel rail and storage cupboard.

Living room

19'1" x 11'1" (5.84 x 3.38)



Carpeted aspect living room with electric fireplace, window to front overlooking the communal grounds. Open arch to dining room, door to kitchen.

Dining room

10'5" x 9'3" (3.19 x 2.82)



Carpeted dining room with serving hatch to kitchen and double doors which open onto the patio.

Kitchen

12'9" x 8'6" (3.91 x 2.6)



Good size kitchen, plenty of storage and workspace, vinyl flooring, window and door overlooking patio, built in oven, four ring electric hob and extractor, sink with drainer and space for washing machine, fridge freezer and dishwasher. Door to patio.

Landing

Carpeted landing with stairlift, doors to both bedrooms and shower room.

Shower room

9'3" x 7'0" (2.84 x 2.15)



Shower room with tiled floor, spacious shower, WC, sink with storage, velux window and built in storage.

Bedroom one

15'1" x 12'9" (4.61 x 3.89)



Double carpeted bedroom with built in wardrobes and window overlooking the communal gardens and park beyond.

Bedroom two

14'6" x 11'1" (4.43 x 3.4)



Double carpeted bedroom with built in wardrobes, window seat and window overlooking the rear of the property.

Patio



A good sized patio courtyard with doors to the kitchen, dining area and garage.

Garage

18'0" x 9'3" (5.5 x 2.83)

Single garage with a powered up and over door, door from garage provides access to the patio, from where you can access the rear of the property.

Tenure

Lease: 150 years from 19th September 1983

Service charge: £6664 per annum

Ground rent: peppercorn

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Electric

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

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Broadband. Superfast, obtained from Ofcom

Communal garden



GARAGE
147 sq ft (13.5 sq.m.) approx.

GROUND FLOOR
530 sq ft (49.3 sq.m.) approx.

1ST FLOOR
346 sq ft (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq ft (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained within, measurements of doors, windows, rooms and any other features may be approximate. Measurements have not been taken for any stairs, 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 condition or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
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