

P.W.

46 Emmbrook Court,

Reading
RG6 5TZ

£200,000

Two bedroom retirement
apartment
Prestigious development
Delightful communal gardens
Residents parking



The property

Patrick Williams offer to the market this two bedroom retirement apartment, which forms part of this highly desired and prestigious development.

Specification

- Retirement apartment
- Prestigious development
- Two bedrooms
- Lounge with access to balcony
- Kitchen
- Shower room
- Residents parking
- Delightful communal gardens
- Gas central heating
- Lift access

Directions

Woolacombe Drive Reading Berkshire RG6 5TZ (RG6 5UA if using SATNAV)



The property

Lift access to second floor, and private front door to....

ENTRANCE HALL

19'3" x 6'11" (5.87m x 2.11m)

A spacious entrance hall with storage cupboard, airing cupboard and access to all rooms.

LIVING ROOM

15'8" x 11'5" (4.78m x 3.48m)

with radiator, patio doors to balcony which has a storage cupboard.

KITCHEN

9'10" x 6'5" (3.00m x 1.96m)

With a range of eye and base level units, cooker with extractor over, stainless steel sink unit with window above, space for fridge/freezer, plumbing for washing machine, wall mounted boiler (3 years old).

BEDROOM ONE

12'1" x 12'1" (3.68m x 3.68m)

With built in mirror fronted wardrobes, radiator, two windows.

BEDROOM TWO

11'1" x 9'3" (3.38m x 2.82m)

Currently being used as a dining room. With two windows and radiator.

SHOWER ROOM/WET ROOM

With low level wc, wash hand basin with cupboards below, shower with curtain, radiator,

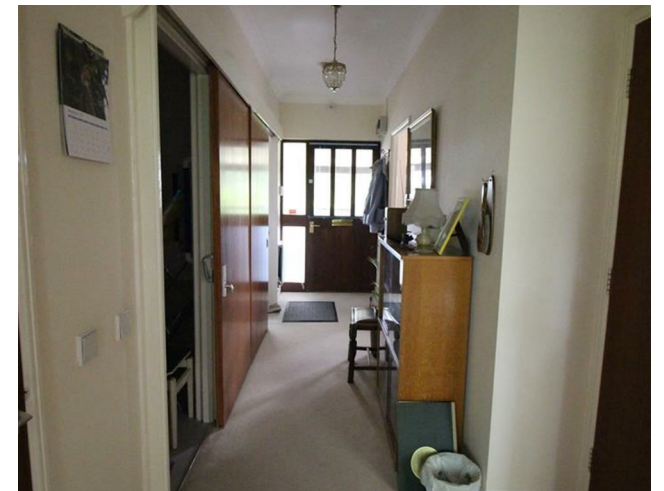
OUTSIDE

The development is set within delightful communal grounds and has residents parking.

SERVICE FEES

Emmbrook Court comprises of 40 spacious apartments, mainly one and two bedrooms, the communal areas are decorated to a high standard to include a very comfortable communal lounge, on-site restaurant, guest suite, landscaped gardens and ample car parking. The services on offer are much greater than is usual in standard retirement apartments or sheltered housing. The Leasehold Very Sheltered Housing available at Emmbrook Court offers older people the opportunity of retaining their independence and improve their quality of life and remain in their own homes for as long as possible.

There is a team of staff working on a shift basis, managed 24 hours a day. The monthly service charge covers the costs of external maintenance, buildings insurance, up keep of the grounds and one and half hours of domestic assistance per week per individual property. HALL with airing cupboard and storage cupboard.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Contact Details

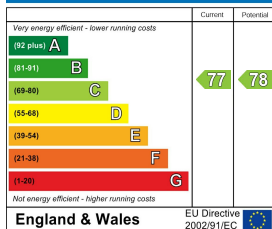
For further information, or to arrange a viewing, please contact:

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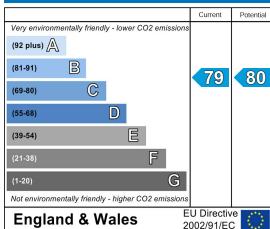
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Floorplans

These floor plans are not to scale and are for information purposes only.

Second Floor

Approx. 62.6 sq. metres (673.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

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