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Martin & Pole
Established 1846

ESTATE AGENTS

23 Emmbrook Court, Reading, RG6 5TZ



First floor retirement property in a Very Sheltered development

With 24 hour warden assistance, housekeeping and other various useful and beneficial services, but only if required. Highly suitable for those who desire the security and support of 24 hour staff, whilst wishing to retain their independence. Very accessible for the disabled.

Not far from local shops, post office and bus routes and also within reasonable distance of the Asda and Marks & Spencer complexes in Lower Earley.

2 bedrooms, both with wardrobes, lounge/dining room with patio doors, kitchen, wet room, gas radiator central heating, various communal areas and facilities.

For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or e@martinpole.co.uk

Price £210,000 Leasehold

23 Emmbrook Court, Reading, RG6 5TZ

DESCRIPTION/LOCATION: A first floor self contained apartment forming part of an established Very Sheltered retirement complex on the borders of Earley and Reading. Although self contained, there are also various communal areas and facilities if desired and the service charge incorporates a number of very useful services with others available separately.

There is a guest suite available for visitors at a separate charge. The property is not far from the University campus or the Asda and Marks & Spencer complexes at Lower Earley. There are bus services in the area providing access into Reading town centre.

The property is suitable for disabled access with lift access, wide doorways and waist height electrical furniture.

ACCOMMODATION:

The accommodation comprises:

Front door with side light leading into:

Hallway: Doors to all rooms.

Lounge/Dining Room: 15'5 x 11'5 sliding patio doors to the front, radiator.

Kitchen: 9'10 x 6'8 fitted kitchen comprising stainless steel single drainer sink unit with mixer tap inset into worktop with unit below, further range of eye and base level units with worktops and drawers, space for cooker, space for fridge freezer, wall mounted gas boiler (not tested), part tiled walls.

Bedroom 1: 12'1 x 11'5 built in wardrobes, radiator.

Bedroom 2/Dining Room: 11'2 x 9'4 built in double wardrobe, radiator.

Bathroom: Comprising wet room style shower area, wash hand basin, close coupled WC, radiator.

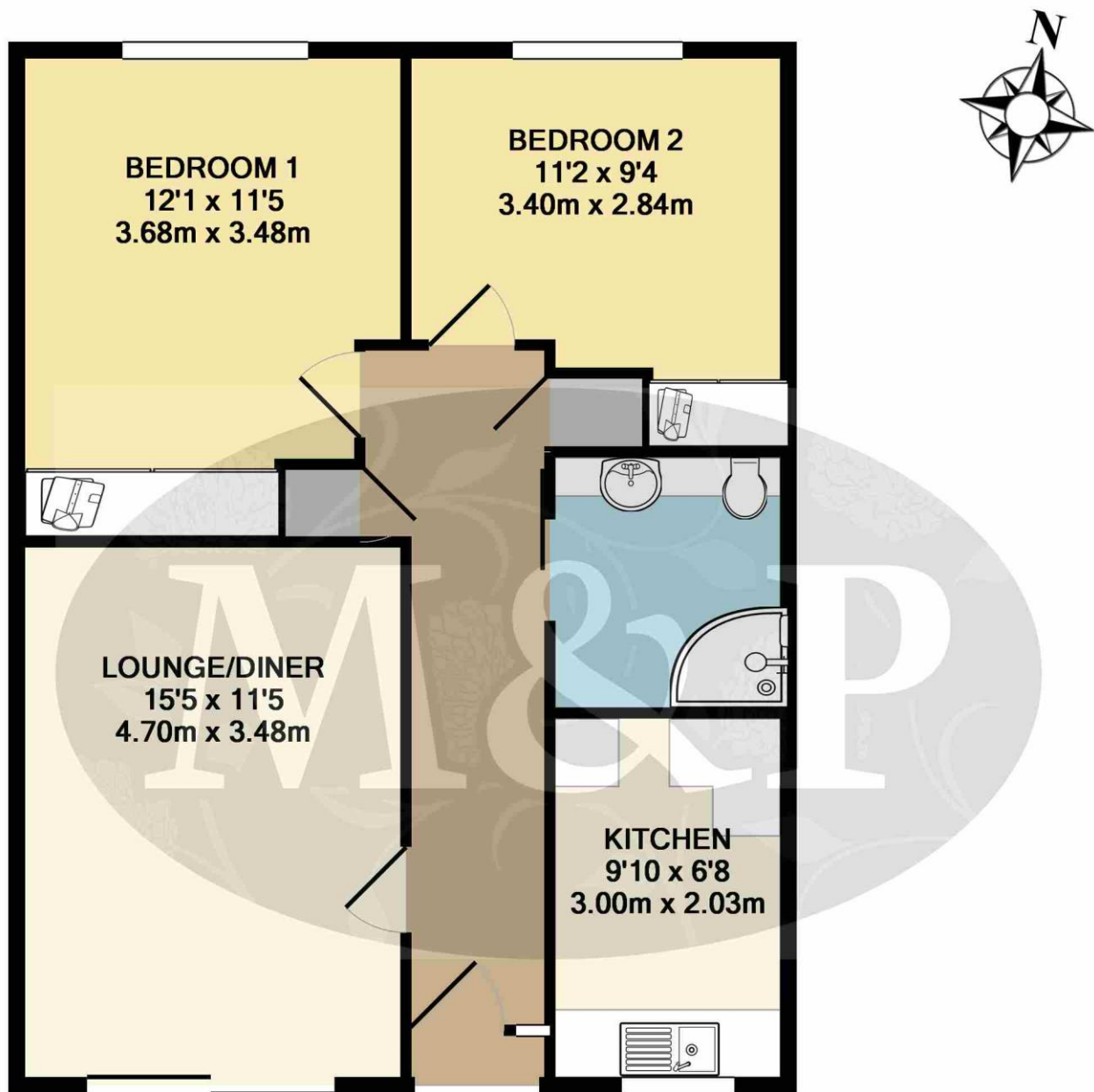
Service Charges: There are various service charges payable. Please seek further information from the Agent.

Energy Efficiency Rating: C75

Council Tax: E

DIRECTIONS: Leaving our offices in Earley turn right onto Silverdale Road and at the end of the road turn left onto Wilderness Road. Proceed over three roundabouts then take the second turning on the right into Langdale Gardens. Continue directly straight on past the start of Woolacombe Drive and then bear left into Emmbrook Court.

IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they necessarily guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. 2/28/2019 11:42:00 AM



TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

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