

St. Barnabas Road, Emmer Green, Reading, RG4 8RR

£140,000

Walmsley

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A well appointed first floor retirement apartment, with attractive aspects over communal gardens, for residents over 55 years. Chiltern Court is a highly regarded and peaceful retirement complex, situated in an excellent location, close to a doctors surgery, bus services and local shops. There is a wide staircase, with stair lift if required, leading to the first floor. The accommodation comprises - hall, sitting room leading to balcony area, dining area, kitchen, a large double bedroom with fitted wardrobe and shower room. To the outside are beautiful landscaped gardens, and residents/visitors parking. Vacant possession. Council tax band C. EPC rating C.

* 125 year lease from 1988; 86 years remaining on the lease
* £1367 service charge per annum.

Tenure - Leasehold













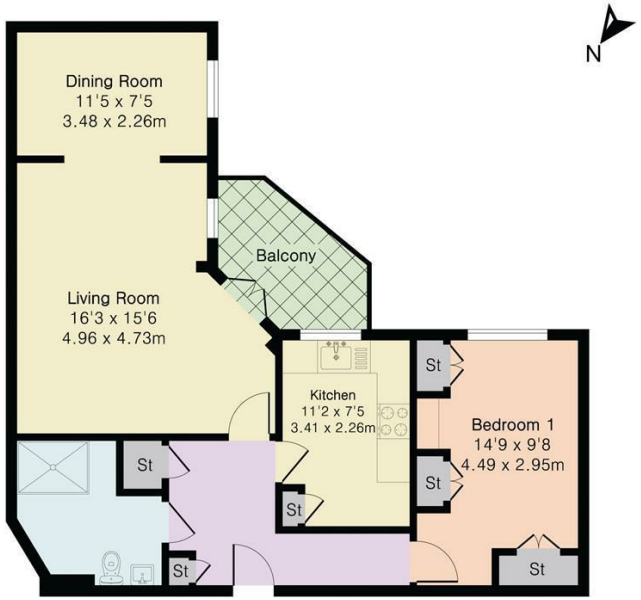




- Retirement development
- No onward chain
- Balcony
- Council tax band C
- EPC register

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Approximate Gross Internal Area 711 sq ft - 66 sq m



First Floor Flat

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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