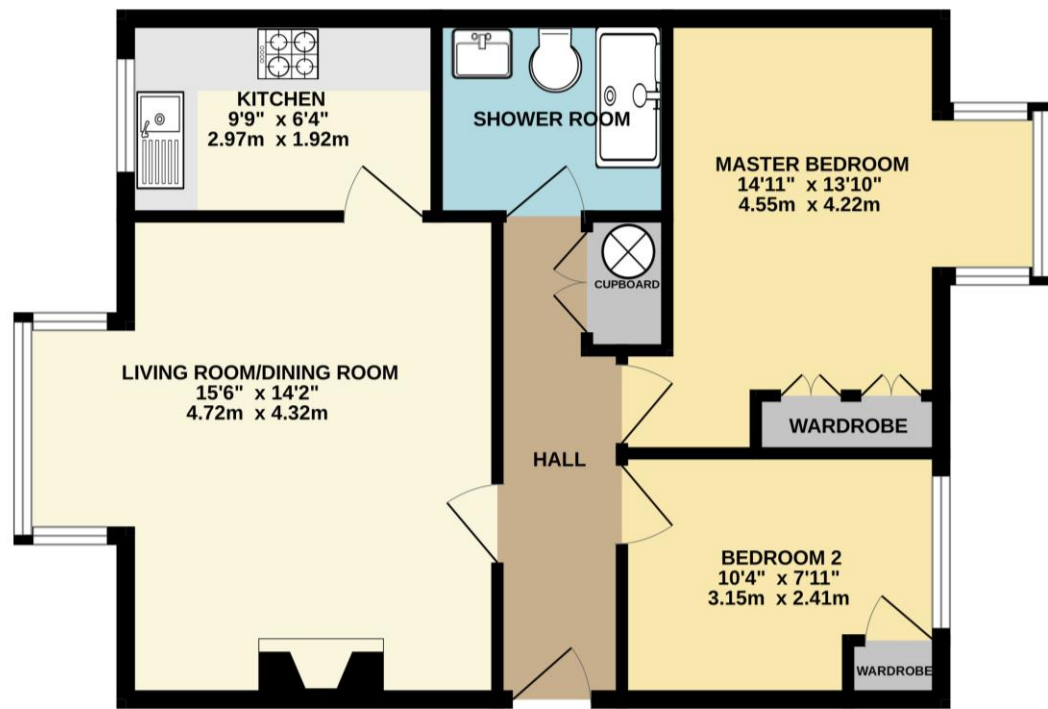




596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 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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ESTATE AGENTS



6 Fishers Court, Peppard Road, Emmer Green, Reading, BRG4 8UQ
 Price £139,950 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



6 Fishers Court, Peppard Road, Emmer Green, Reading, RG4 8UQ
 Price £139,950 Leasehold

Masons are proud to offer to the market this well presented and spacious two bedroom first floor apartment situated in a sought after development for the over 55's. The property is set close to local amenities, shops and within a short walk of local bus routes running services into the centre of Caversham, Reading town centre as well as Reading mainline station. The property has been well maintained by the current owner and has undergone recent improvements including new double glazing, new internal doors and Quantum Heaters in each room as well as boasting a 15ft living room/dining room with bay window, a 9ft kitchen, a 14ft master bedroom with a fitted wardrobe, a further second bedroom and newly fitted shower room. Further benefits of the property include well maintained communal grounds, a 24hr emergency care line, off street parking for both residents and visitors. VIEWING RECOMMENDED.

- Over 55's retirement apartment
- 9ft Kitchen
- 15ft living/dining room
- 13ft master bedroom with fitted wardrobe
- Close to local amenities
- Newly fitted shower room
- 24 hour emergency care line
- Off-street resident and visitor parking
- New double glazing throughout

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The communal door opens into the hallway which has stairs leading to the first floor and a door to the apartment. The front door opens to the hallway which has both an airing cupboard, storage cupboard and doors to:

Living room/dining room:
 15'6" into bay x 14'2"

Bay fronted, double glazed with a rear aspect, electric fireplace with surround and a door opening onto the...

Kitchen:
 9'9" x 6'4"

Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, a newly fitted 1.5 sink with drainer, hob with extractor above and space for further appliances.

Master bedroom:

14'11" x 13'10"
 Double glazed with a front aspect, fitted with a wardrobe.

Second bedroom:
 10'4" x 7'11"

Double glazed with front aspect, fitted with a wardrobe.

Shower room:

Fitted with a walk-in shower, low level WC and hand wash basin.

Outside:

To the front there is a large resident's car park with off road parking for both residents and visitors. There is side access into the well maintained communal garden which is mainly laid to lawn but boasts a patio area as well as seating all of which is enclosed by a variety of mature trees, hedges,



bushes and potted plants.

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