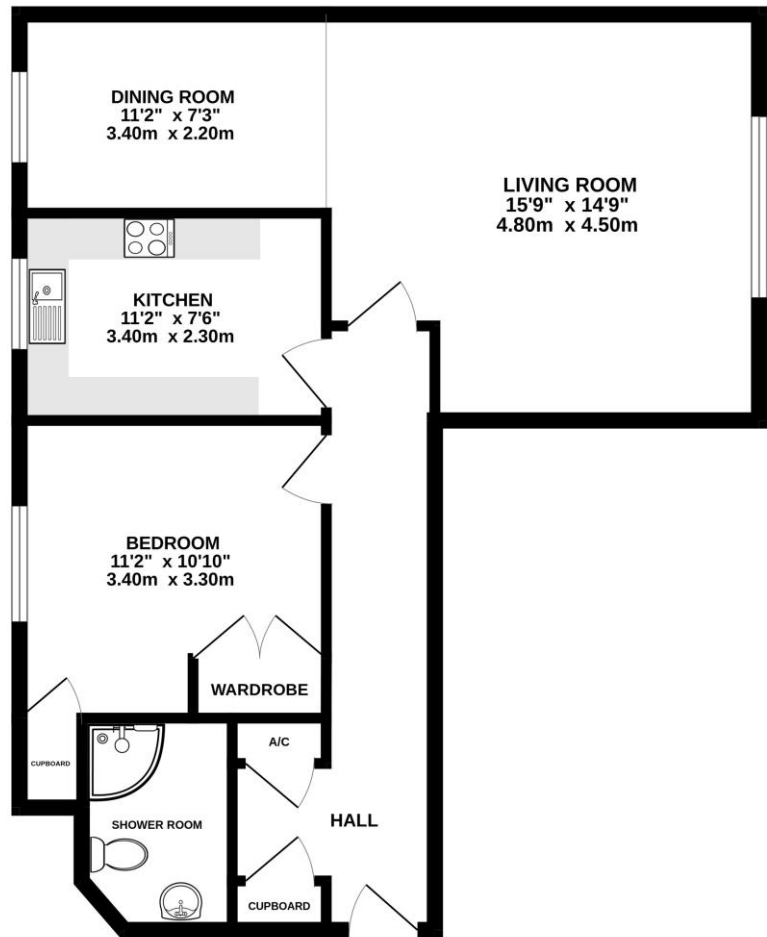




FIRST FLOOR  
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 657sq.ft. (61.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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



17 Chiltern Court, Emmer Green, Reading, RG4 8RR  
Price £140,000 Leasehold

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17 Chiltern Court, Emmer Green, Reading, RG4 8RR  
Price £140,000 Leasehold

Masons are proud to offer to the market this well presented one bedroom first floor (with a stair lift), over 55's retirement apartment situated in the desirable Chiltern Court, close to local amenities including bus stops, St. Barnabas Church, a doctors surgery and local shops in Emmer Green. The property has undergone recent improvements by the current owners including a recently fitted brand new kitchen, new shower room, new carpets and is presented for sale in good condition. The accommodation comprises of a 15ft living room, an 11ft dining room, an 11ft modern kitchen, an 11ft bedroom with built in storage and a new shower room. Further benefits include UPVC double glazing, landscaped communal gardens with ample seating areas, residents and visitors parking and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- Over 55's retirement apartment
- Close to local amenities
- New 11ft modern kitchen
- New shower room
- Residents and visitors parking
- 11ft bedroom
- 15ft living room
- 11ft dining room
- NO ONWARD CHAIN

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Communal door opens in to the communal hall which boasts a staircase with stair lift leading to the first floor and onto the front door of the property. The front door opens into the hallway which boasts an airing cupboard, storage cupboard and doors to...

Shower room:

Fitted with a panel enclosed shower, low level WC and hand wash basin.

Bedroom:

11'3" x 10'10"  
Double glazed with a front aspect, fitted with a cupboard and built in wardrobe.

Kitchen:

11'3" x 7'5"  
Double glazed with a front aspect, fitted with a modern range of eye and base level units with roll edge tops and tiled surround, sink with drainer,

oven, hob with extractor above and space for further appliances.

Living room:  
15'7" x 14'9"

Double glazed with a rear aspect and an opening to the dining room.

Dining room:  
11'3" x 7'2"

Double glazed with a front aspect.

Outside:

To the front the property boasts well maintained and landscaped communal gardens with multiple seating areas, mature flowers/shrubs/planters as well as access to the residents parking and visitors parking.

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