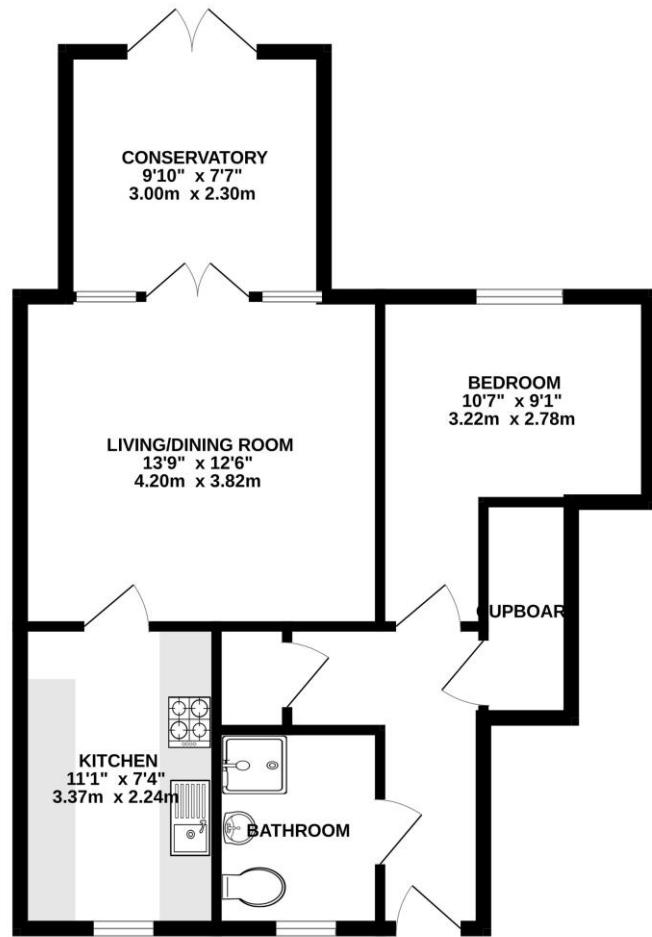




GROUND FLOOR



TOTAL FLOOR AREA: 517sq. ft. (48.0 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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MASONS  
ESTATE AGENTS



4 Unity Court, Emmer Green, Reading, RG4 8LQ  
 Price £167,500 Leasehold

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





4 Unity Court, Emmer Green, Reading, RG4 8LQ  
Price £167,500 Leasehold

Masons are proud to offer to the market this one bedroom ground floor over 55's retirement apartment situated in Emmer Green and conveniently positioned for local amenities including a post office, doctors surgery, bus stop, supermarket, pharmacy and playing fields. The property benefits from a good size private garden, as well as accommodation comprising of a 13ft living room, an 11ft kitchen, a 10ft bedroom, a 9ft conservatory and a shower room. Further benefits of the property include, allocated parking in the form of a designated parking space, double glazing throughout, built in storage cupboards and nearby transport links. **VIEWING RECOMMENDED.**

- NO CHAIN
- Conservatory
- Good Size Garden
- 13ft Living Room
- 11ft Kitchen
- Parking

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Front door opens into the hall which boasts a large storage cupboard, an airing cupboard and doors to.

Living/dining room: 13'9" x 12'6" double glazed with a rear aspect, double doors to conservatory and a door to the kitchen.

Conservatory: 9'10" x 7'7" double doors opening to the garden.

Shower Room: double glazed with a front aspect, fitted with a

shower, low level WC and hand wash basin.

Bedroom: 10'7" x 9'1" double glazed with a rear aspect.

Kitchen: 11'1" x 7'4" double glazed with a front aspect, fitted with a range of Shaker style eye and base level units with roll edge tops and tiled surround, sink with drainer, oven and hob above as well as space for further utilities.

Outside: To the rear the property boasts a

generous garden which is mainly laid to lawn with a patio, which is all enclosed.

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