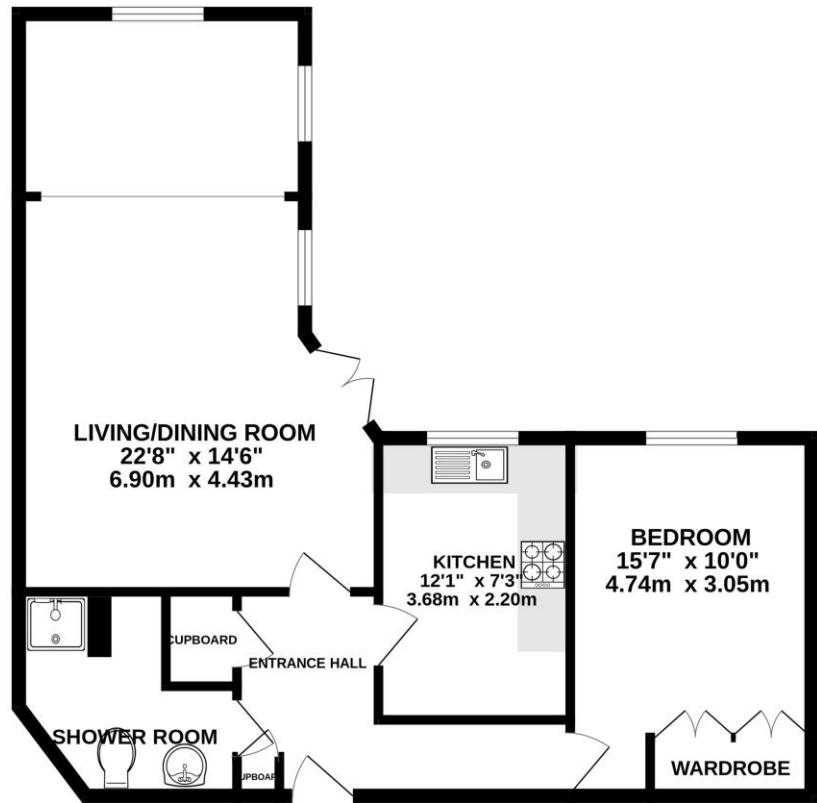




GROUND FLOOR



While 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



4 Chiltern Court, Emmer Green, Reading, RG4 8RR  
Price £179,950 Leasehold

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4 Chiltern Court, Emmer Green, Reading, RG4 8RR  
 Price £179,950 Leasehold

### Full Description

Masons are proud to offer to the market this one bedroom ground floor retirement apartment, situated in Emmer Green and close to local amenities including doctors surgery, post office, supermarket and bus stops, as well as being conveniently positioned for Caversham & Reading centres. The property is very well presented and benefits from a 22ft living/dining room with French doors opening to the garden area, 12ft modern kitchen, a 15ft bedroom with built-in wardrobe, a new shower room and lovely well-tended communal gardens. **NO ONWARD CHAIN** and viewing recommended.

- One Bedroom Ground Floor
- Retirement Apartment
- Close to Local Amenities
- NO CHAIN
- Doors Opening to Patio Area
- 22ft Living/Dining Room
- Modern Fitted Kitchen
- Shower Room

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Living/dining  
 22'8" x 14'6"  
 double glazed twin aspect with French doors opening to the garden.

aspect, built-in wardrobe.

Shower room: shower cubicle, low level wc and wash basin.

Kitchen: 12'1" x 7'3"  
 double glazed rear aspect, a modern range of eye and base level units with roll edge tops and tiled surround, integrated oven, hob and extractor, sink and drainer and free standing fridge freezer and washing machine.

Storage cupboard in entrance hall.

Outside: There are large well-tended communal gardens surrounding the property. Viewing recommended.

Bedroom: 15'7" x 10'0"  
 double glazed rear

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