



TOTAL APPROX. FLOOR AREA 527 SQ.FT. (49.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Flat 9, Cavendish Court, Emmer Green, Reading, RG4 8XY
 Price £215,000 Share of Freehold

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Masons are proud to offer to the market this one bedroom first floor apartment which has undergone recent improvements by the current owners and is presented for sale in good condition throughout. Situated in a convenient location close to a plethora of local shops in Emmer Green, the property is within close proximity to a bus stop providing a service into Reading Town Centre and mainline station. The property boasts a 15ft Living Room with a Juliet Balcony, an 11ft Master bedroom with built in wardrobe, a well maintained kitchen with electric hob, integral appliances and a modern family bathroom. Further benefits of the property include a share of the freehold, allocated parking, a large communal garden, bike storage, UPVC Double Glazing and a Megaflo heating system. VIEWING RECOMMENDED.

- Allocated parking
- Close to local amenities
- 15ft Living Room with Juliet Balcony
- 11ft Bedroom with built in wardrobe
- Modern family bathroom
- 15ft Kitchen
- Share of the freehold
- Large communal garden
- Well presented

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Front door opens on to the hallway which has doors to:

large built in wardrobe.

Bathroom:

Modern, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Outside:

A well maintained communal garden is boasted to the rear of the property and is mainly laid to lawn with access to a bike/storage shed. To the front the property boasts allocated parking.

Living Room:

15'5" x 11'9"

Double Glazed with a front aspect and a Juliet balcony. Open plan to the Kitchen.

Kitchen:

15'5" x 5'10"

Double Glazed with a side aspect, fitted with a range of eye and base level units, integral cooker with electric hob and a 1.5 sink with drainer, space for further appliances. Opening onto the living room.

Master bedroom:

11'9" x 9'4"

Double Glazed with a front aspect and a

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