



Peppard Road, Emmer Green, Reading, RG4 8XB

£245,000





## Peppard Road, Emmer Green, Reading, RG4 8XB

An impressive one bedroom apartment with a wealth of character and charm, situated in Rosehill House; an attractive converted period building with communal grounds, laundry room and parking. The well presented accommodation comprises: entrance hall, a superb bay fronted sitting room/dining room, separate kitchen, modern bathroom suite with double shower and a bay fronted double bedroom. Further benefits of this property include fitted wardrobes and garage.

Rosehill House is located approximately 2.7 miles from Reading Station and a short distance of the Oxfordshire countryside; a designated area of outstanding natural beauty. Bus services, shops and schools are found within the vicinity. EPC rating E. Viewing recommended. Council tax band C.

Term : 125 years from 1 September 1991.

Service charge: £275 per month.

Ground rent PA £100 increasing to £125 in 2041

### Tenure - Leasehold







- Period conversion
- Beautifully presented
- Garage
- Parking
- EPC rating E
- Council tax band C



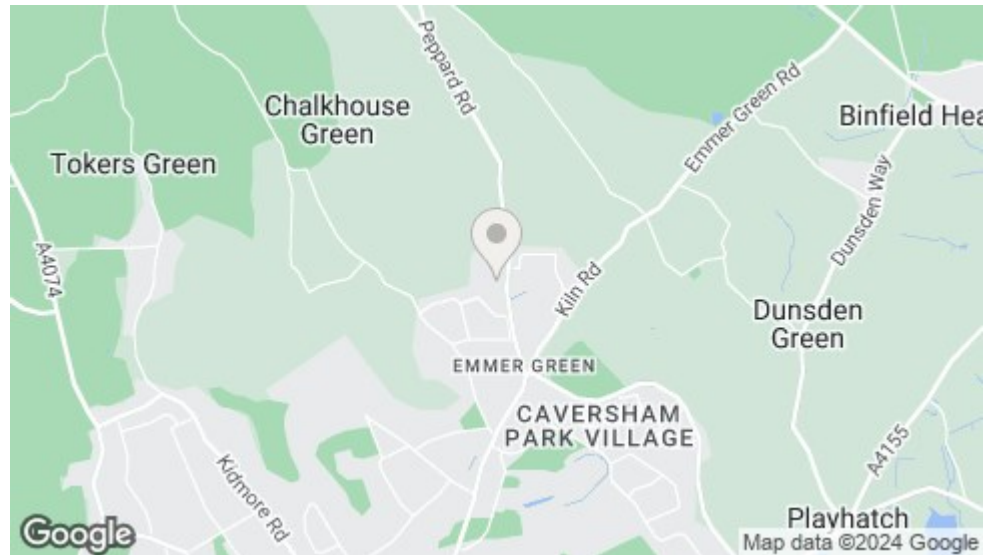
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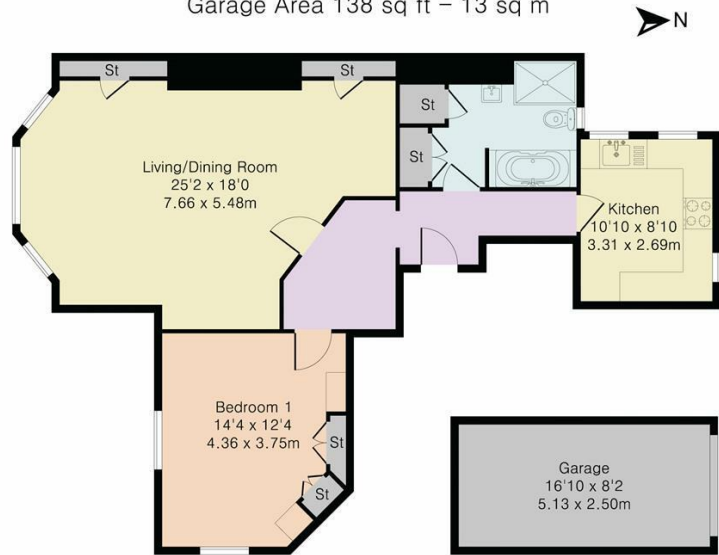








Approximate Gross Internal Area 978 sq ft – 91 sq m  
 First Floor Area 840 sq ft – 78 sq m  
 Garage Area 138 sq ft – 13 sq m



First Floor Flat

Garage



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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