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This floor plan shows a 3-bedroom house with a lounge, kitchen, study, and bathroom. The layout includes a central hall connecting the rooms. The kitchen is equipped with a sink, stove, and refrigerator. The bathroom contains a toilet, shower, and bathtub. The study and two bedrooms are also shown, along with a lounge area.



**PENNY &
SINCLAIR**

FISHERS COURT

PEPPARD ROAD, EMMER GREEN

This well-presented two bedroom apartment is located on the first floor of an exclusive over 55's development in Emmer Green. The apartment benefits from an additional study area and is located 220ft from amenities, also on a major bus route offering easy access to Caversham and Reading. There is access to landscaped communal grounds and off-road parking. Offered to the market with No Onward Chain. EPC Rating D.

- Well-Presented Retirement Apartment
- Two Bedrooms
- Located 220ft From Amenities and on a Bus Route
- Additional Study Area
- Off-Road Parking
- No Onward Chain



ACCOMMODATION

The apartment is located on the first floor of this exclusive over 55's development. The front door opens into a generous entrance hall which opens into an additional space which would be well suited to a study or storage area. There is a generous bay-fronted reception space with a feature fireplace, which leads into a modern kitchen with ample storage and space for appliances. The bathroom is fitted with a walk-in shower and there are two bedrooms.



OUTSIDE SPACE

The apartment enjoys access to a landscaped communal garden, which has mainly been laid to lawn and includes well stocked flower beds with established shrubs marking the boundaries. There is off-road residents parking within the development.

LOCATION

Fishers Court is a popular over 55's retirement development located on the Peppard Road in Emmer Green. The development is 220 ft from local shops and amenities and is located on a prime bus route providing easy access into Caversham and Reading. Emmer Green is a sought-after residential area located on the Oxfordshire/ Berkshire borders, with excellent transport links to Caversham, Reading and London.

