



65 LONGS WAY, WOKINGHAM, BERKSHIRE, RG40 1QW
£225,000 LEASEHOLD

A WELL PRESENTED AND SPACIOUS MAISONETTE THAT HAS ITS OWN PRIVATE GARDEN, PRESENTING A FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME PURCHASE.

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



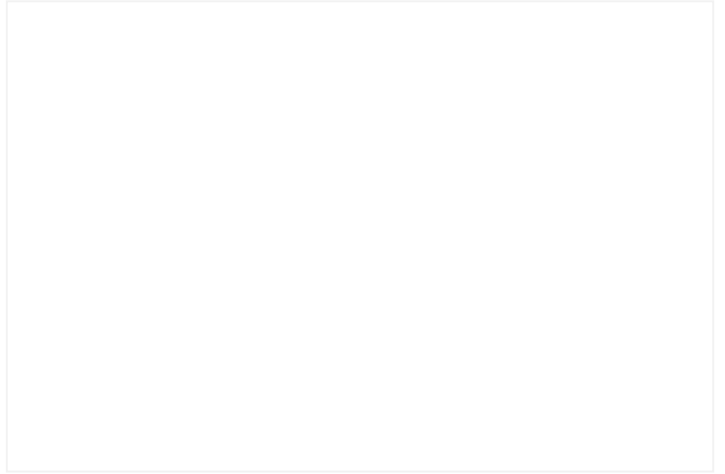
DESCRIPTION:

The property comprises a entrance lobby to the ground floor with stairs leading to an entrance hall, a spacious living/dining room, separate fitted kitchen with plenty of storage throughout. There are two well-proportioned bedrooms and a further three-piece bathroom suite. Further benefits include gas radiator central heating and double glazed windows.

Externally, the property has a private, enclosed rear garden and outside brick storage cupboard.

AT A GLANCE

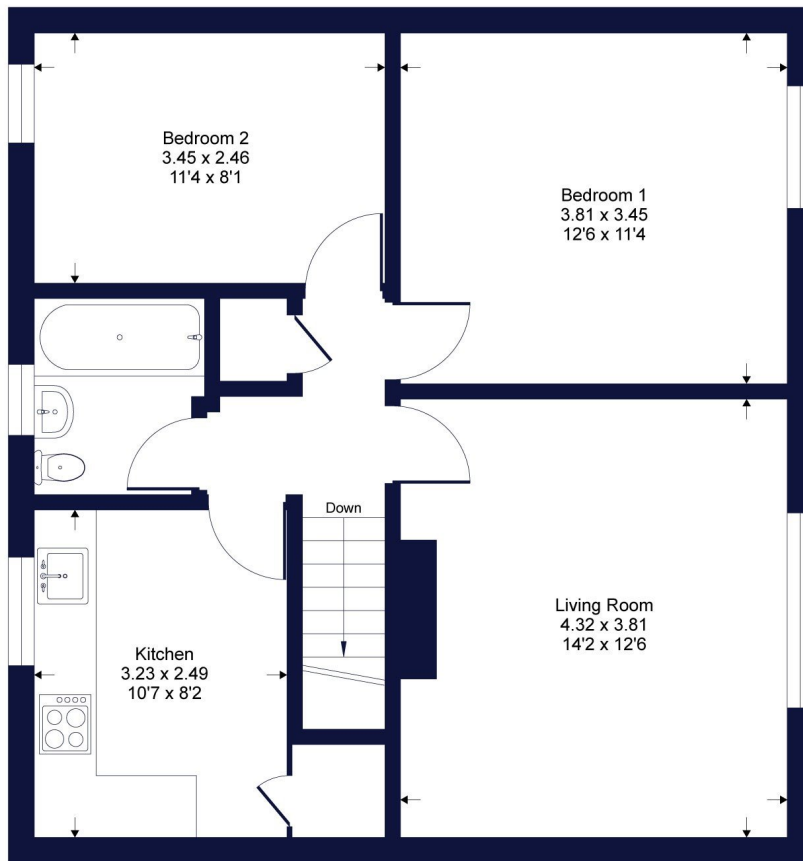
- First floor maisonette
- Two double bedrooms
- Separate kitchen
- Large loft space and garden.
- Council tax band B Wokingham
- 125 year lease from 2000 so 100 years remaining
- Ground rent £10pa
- Service charge £511pa
- Ultrafast broadband available
- Mobile coverage Vodafone & O2



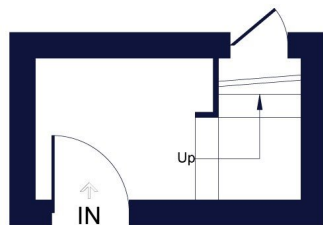
Longs Way

Winkworth

Approximate Gross Internal Area = 62.4 sq m / 672 sq ft



First Floor = 58.8 sqm / 633 sqft



Ground Floor = 3.6 sqm / 39 sqft

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.