



FLAT 1, 449 READING ROAD, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5HX
£185,000 LEASEHOLD

THIS IMMACULATELY PRESENTED GROUND FLOOR MAISONETTE IS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS AND AMENITIES PLUS WINNERSH TRAIN STATION AND THE A329M PROVIDING ACCESS TO THE M4.



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

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DESCRIPTION:

This immaculately presented ground floor maisonette is conveniently located within walking distance of local shops and amenities plus Winnersh train station and the A329M providing access to the M4.

The apartment is finished to a high standard and boasts a brilliant open plan kitchen/living room, one double bedroom and a fully fitted four-piece bathroom suite. There is also a storage cupboard and an allocated parking space to the front of the development.

Further benefits include the large communal grounds to the rear, complete with raised decking areas

The flat comes with a share in the management company of the development which is owned and managed by the residents. This ensures they have direct control and a say in how the development is run and maintained and the service charge set. The flat benefits from its own front entrance which gives a sense of independence and results in a slightly lower contribution to the collective service charge due to the fact that it does not make use of internal common areas.

A new electric boiler, electronic programmer expansion vessel and underfloor heating pump were installed May 2022.

Ground rent circa £500pa Service charge circa £617.70 per 1/2 year

AT A GLANCE

- Ground floor maisonette
- Large living room
- Modern kitchen and bathroom
- Double bedroom
- Communal gardens
- Resident's parking
- No Chain
- Council tax band B Wokingham
- 116 year lease
- Ultrafast broadband 1000Mbps

Tenure: Leasehold

Term: 115 year and 6 months

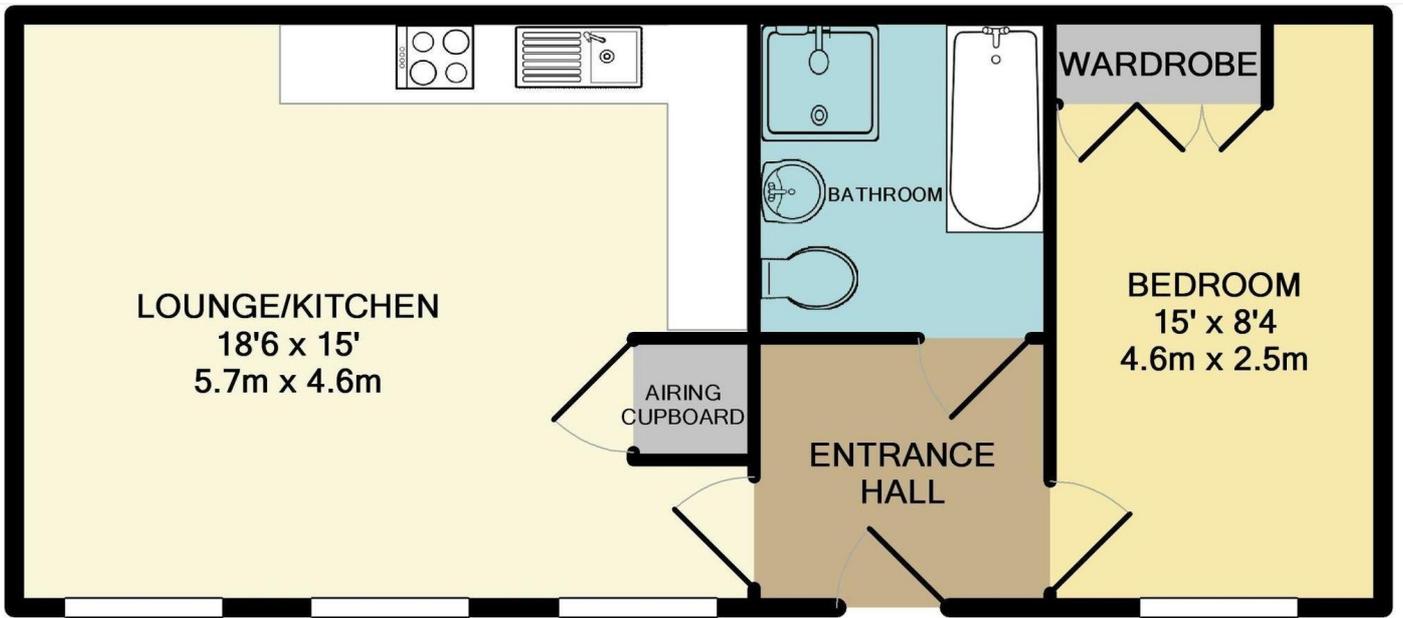
Service Charge: £1234 per annum

Ground Rent: £ 500 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.8 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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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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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