



APARTMENT 4, HULBERT GATE, SHUTE END, WOKINGHAM, RG40 1BS
£350,000 LEASEHOLD

OFFERED TO THE MARKET WITH NO ONWARD CHAIN COMPLICATIONS
IS THIS UNIQUE FIRST FLOOR 2 BEDROOM APARTMENT CONVERTED IN
2006 FROM A GRADE II LISTED BUILDING.

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DESCRIPTION:

Offered to the market with no onward chain complications is this unique first floor 2 bedroom apartment converted in 2006 from a grade ii listed building.

Situated in the heart of Wokingham town centre and convenient for access to the mainline railway station the property offers good sized accommodation, is extremely well-presented throughout and would make an ideal first time or investment purchase.

This wonderful apartment comprises a living/dining room with a sash window flooding the room with natural light, a separate kitchen, a large master bedroom with fitted wardrobes, a second bedroom that could be utilised as a study which also has fitted wardrobes, a 3 piece bathroom suite and a spacious hallway.

The owners have looked after the property throughout their tenure and is present in immaculate condition. The property also benefits from an allocated parking space in a gated car park and a communal garden space.

For those that are unfamiliar with the town of Wokingham, you'll be pleased to know that it is consistently voted one of the best places to live in the UK making it an ideal place to raise children, retire to or buy your next home.

AT A GLANCE

- Two bedroom first floor apartment
- Separate kitchen
- Bathroom
- Living/dining room
- Allocated gated parking
- No onward chain
- 1 allocated parking space
- All mains services
- Mobile coverage Vodafone, Three, O2
- Ultrafast broadband 330 Mbps

Tenure: Leasehold

Term: 106 year and 0 months

Service Charge: £1762 per annum

Ground Rent: £ 350 Annually (subject to increase)

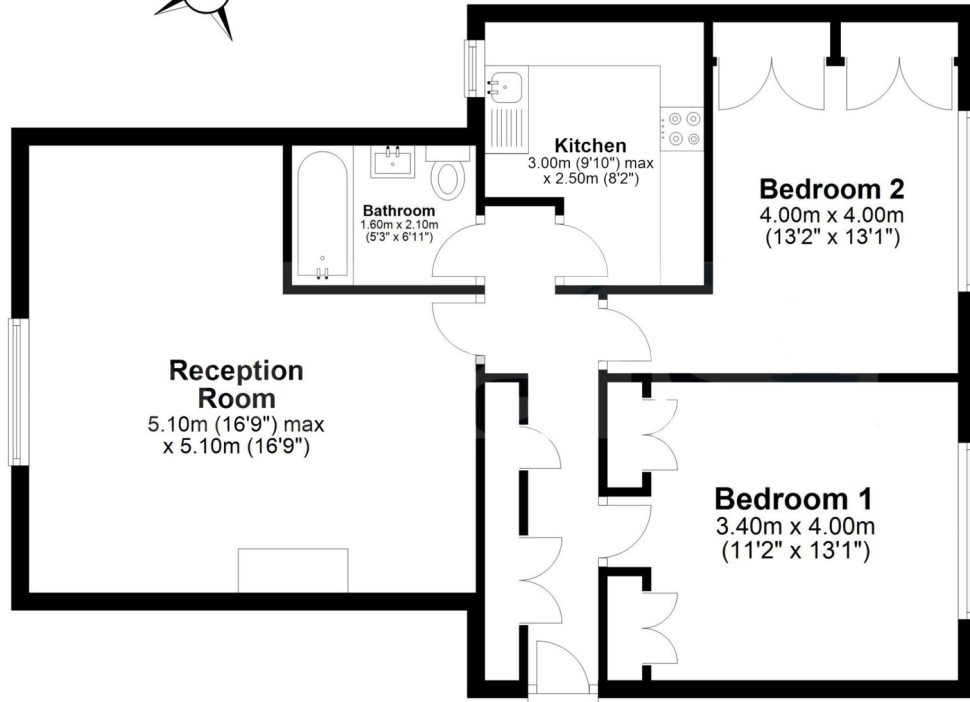
Council Tax Band: D

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.



4 Hulbert Gate

Approx. 67.0 sq. metres (720.9 sq. feet)



Total area: approx. 67.0 sq. metres (720.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

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
<small>Best energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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