



This brand new apartment enjoys a contemporary design and well-appointed features throughout. The apartment comprises two bedrooms (one double and a single), with the main bedroom offering the added convenience of an en-suite bathroom. There is also a family bathroom. The heart of the home is the open-plan kitchen, living, and dining area, creating a pleasant sociable space and with access to a private balcony, perfect for enjoying the fresh air and town views. Built to the highest standards by Bellway Homes, this property offers a good specification, guaranteeing a comfortable and stylish lifestyle. Additionally, a parking space is included.

Silkmakers Court is situated in a prominent, well-regarded area of Wokingham with its eclectic mix of national and local stores plus numerous dining options (including Waitrose, Oliver Bonas, Sweaty Betty and Gails Bakery); ideal for all types of homebuyers. With the convenience of Wokingham Station and the A329(M) nearby, commuters can access locally and further afield destinations like Reading, Maidenhead or the capital with ease. Families will also appreciate the selection of well-regarded schools as well as exceptional sporting facilities, several leisure sites and other attractions located on the doorstep.

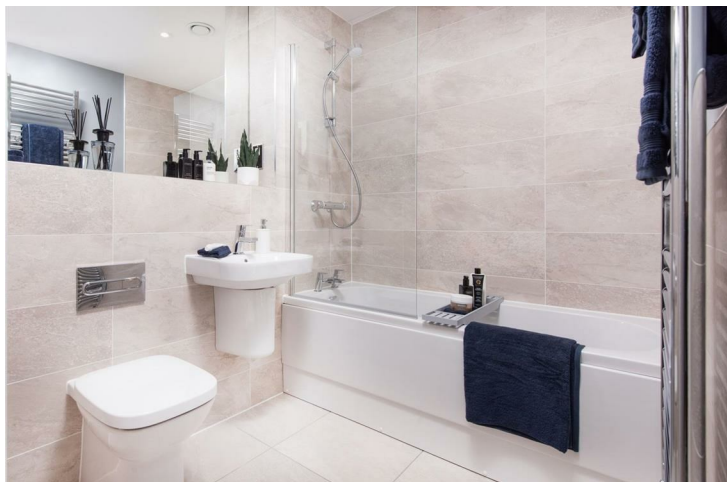
Interested? Please contact our New Homes team to find out more, or to book a viewing.





- 760 sq ft two bedroom ground floor apartment
- Open living area with balcony
- Contemporary kitchen
- Parking
- Convenient to Wokingham town centre
- Great transport links





## Further details

### Measurements

Living/Dining Room:  
18'3" max x 11'2" max

Kitchen:  
10'5" (max) x 6'7" (max)

Bedroom 1:  
14'2" (max) x 11'4" (max)

Bedroom 2:  
14'2" max x 7'7" max

Local Authority: Wokingham Borough Council

Council Tax band: D

Tenure: 999 year lease reducing by the number of months that have passed between the first legal completion of an apartment on the development and the legal completion of this plot

Ground rent: Peppercorn

Service charge: Estimated £1,138 per annum

EPC rating: B

The property is built on a development with a total of 49 apartments located in two blocks. Silkmakers Court is set in Wokingham town centre and adjacent to the railway line.

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

### Services:

Water: Mains (To be confirmed by Developer)

Drainage: Mains (To be confirmed by Developer)

Electricity: Mains (To be confirmed by Developer)

Heating: To be confirmed

Broadband: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: We recommend potential buyers check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property.

The photographs and CGIs are used for illustrative purposes only and depict typical interiors from Bellway Homes. They do not reflect the layout and finishes of this home.





## Floorplan



Please contact our New Homes team to find out more, or to book a viewing.

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