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INCENTIVES AVAILABLE - CONTACT US FOR DETAILS!

This brand new apartment enjoys a contemporary design and well-appointed features throughout. The apartment comprises two double bedrooms, with the main bedroom offering a Juliet balcony and the added convenience of an en-suite bathroom. Bedroom two enjoys a balcony to sit out on plus 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 Juliet balcony, perfect for enjoying the fresh air and green surroundings. 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.



- 781 sq ft first floor apartment
- Two double bedrooms, one with a balcony
- Open plan kitchen/living area with Juliet balcony
- Parking
- Convenient to Wokingham town centre
- Good transport links





Additional Information

Measurements:

Living/Dining: 13'11" (max) x 14'4" (max)

Kitchen: 11'10" (max) x 6'11" (max)

Bedroom 1: 11'5" x 10'9"

En-suite: 10'9" x 4'9"

Bedroom 2: 13'2" x 11'10"

Bathroom: 6'11" x 6'4"

Parking:

There is one parking space.

Local Authority: Wokingham Borough Council

Council Tax band: B

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: Gas Central Heating (To be confirmed)

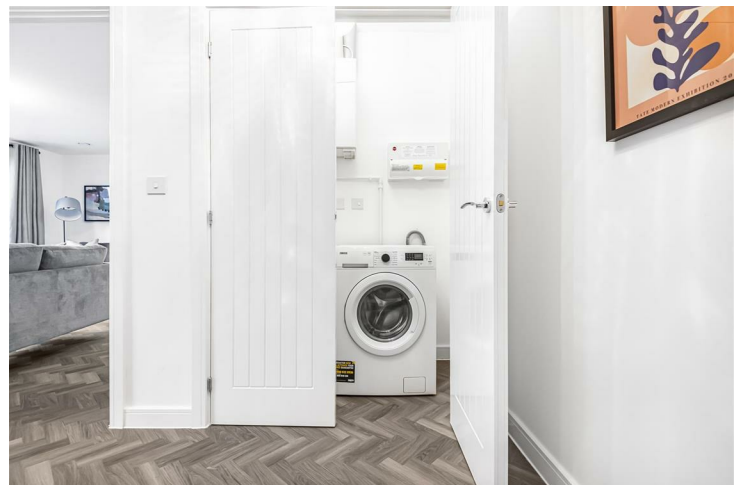
Broadband: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. Please check via Ofcom website www.ofcom.org.uk

Mobile phone coverage: We recommend potential buyers check via Ofcom website www.ofcom.org.uk

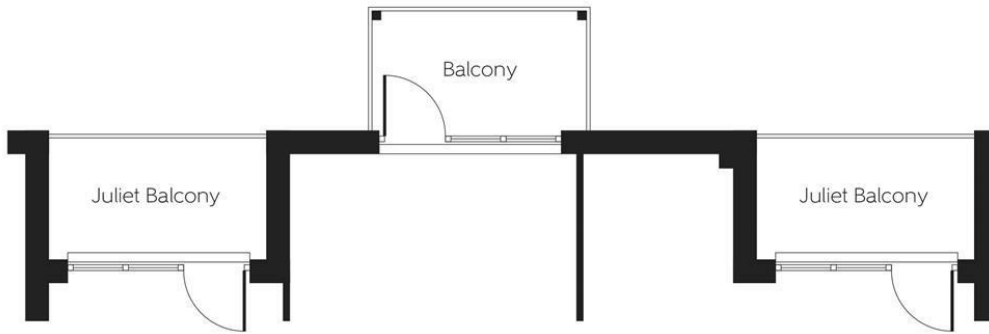
We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property.

The property is located on the first floor and accessed via stairs. There is no lift access in this block.

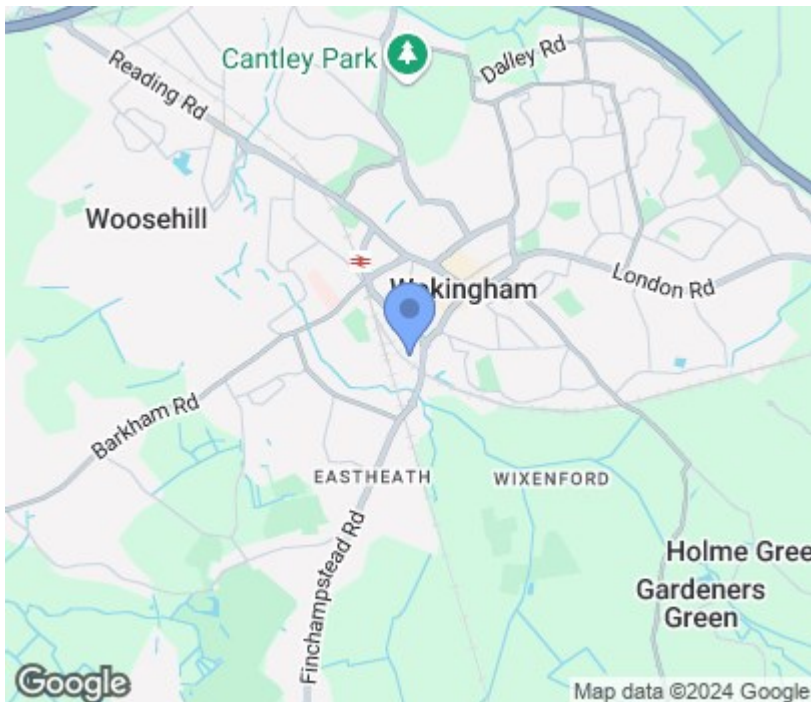
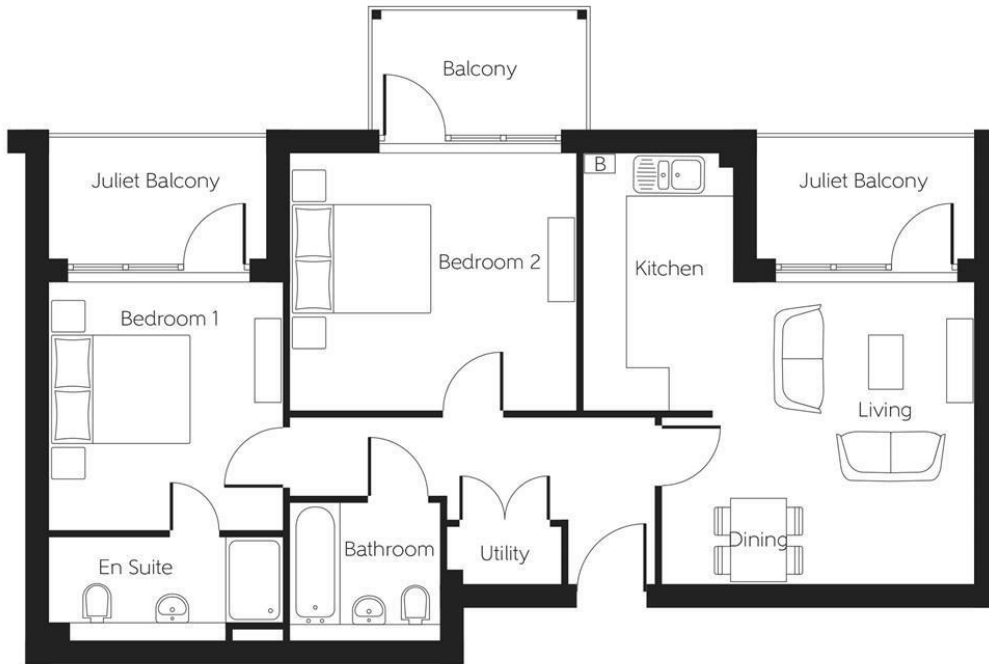
The photographs and CGIs are used for illustrative purposes only and depict typical interiors from Bellway Homes. They do not reflect the layout and finishes of this home.



Floorplan



Plots 14 and 22 variant



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

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The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.