



Don't miss the opportunity to view this exceptional property!

This stunning 2-bedroom ground floor apartment offers a blend of comfort and convenience. The open-plan layout seamlessly connects the kitchen, dining, and living areas, creating a spacious environment ideal for entertaining and everyday living. The L-shaped kitchen comes fully equipped with high-quality Bosch appliances, for a modern cooking experience.

Access to both bedrooms is from the living/dining room. The primary bedroom features a dedicated wardrobe area that leads into a private en-suite shower room for added luxury. The second bedroom also has ample wardrobe space and has direct access to a generous terrace, perfect for outdoor relaxation.

A family bathroom is conveniently located at the end of the hallway, catering to guests and residents alike.

Additionally, the property includes parking, making it an ideal choice for those seeking practicality alongside stylish living.

Wokingham has something for everyone. With highly rated independent restaurants and bars, a large selection of shops and boutiques, and proximity to the Berkshire countryside, you don't need to travel for a great day out. To venture further afield, there are excellent road and direct rail routes to Reading, London and other major cities.

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



- 690 sq ft two bedroom apartment with parking
- Open plan kitchen/living/dining area
- Contemporary fitted kitchen
- High specification and finish including high ceilings
- Underfloor heating
- Located in the centre of Wokingham





Additional Information

Parking

There is one parking space

Local Authority: Wokingham Borough Council
Council Tax Band: To be confirmed (new build)
Predicted EPC Rating: B
Share of Freehold: Length of lease, 999 years
Service charge: £1,117.65 pa

The property is one of 11 apartments situated within the refurbished NatWest bank located on the main high street. There is a separate commercial unit on the ground floor.

On acceptance of an offer on this property, The Developer requires a £1,000 reservation fee to be paid. If contracts are not exchanged on the sale, The Developer will retain the reservation fee less reasonable administrative costs, and other costs up to a maximum sum of £500

Services:

Water - Mains

Drainage - Mains

Electricity - Mains

Heating - Gas central heating

Broadband: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk

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

There is a hairline crack in the external facing brickwork that has been monitored over a long period. According to BRE Digest 251, this can be considered an 'aesthetic' issue.

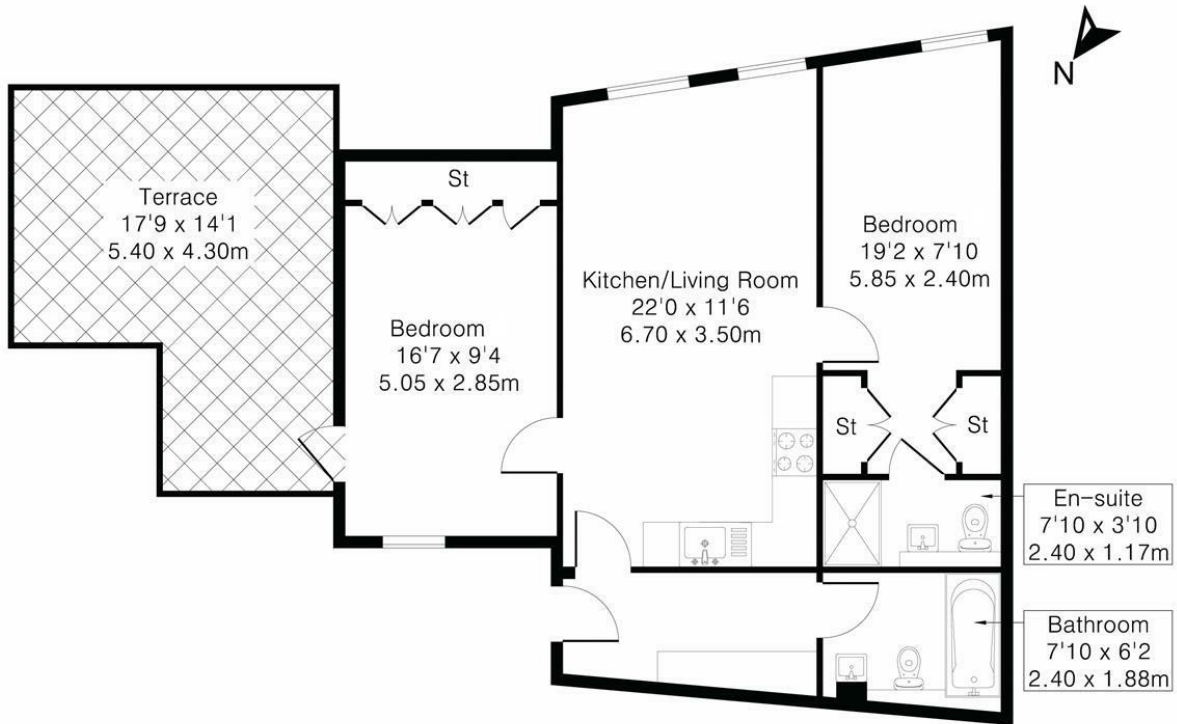
We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property.

The property is located on the ground floor.

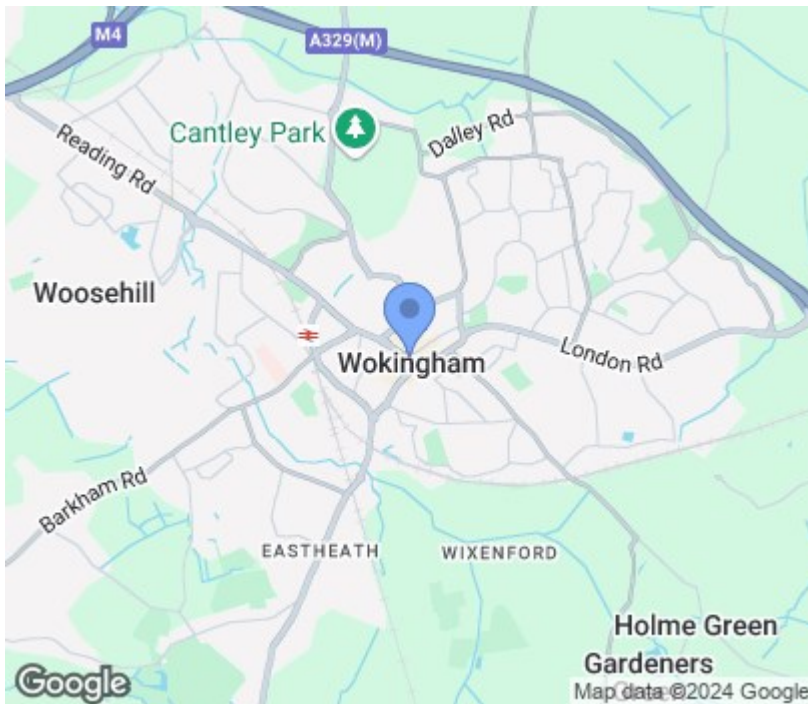
Agents Note:

All internal photographs are used for illustrative purposes only and depict the interiors of Sterling Place Show Home. They do not reflect the layout and finishes of this home.

Approximate Gross Internal Area 690 sq ft - 64 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.