



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

Flat 11 Landen House, Rectory Road, Wokingham, Berkshire, RG40 1EE

£450,000
Leasehold

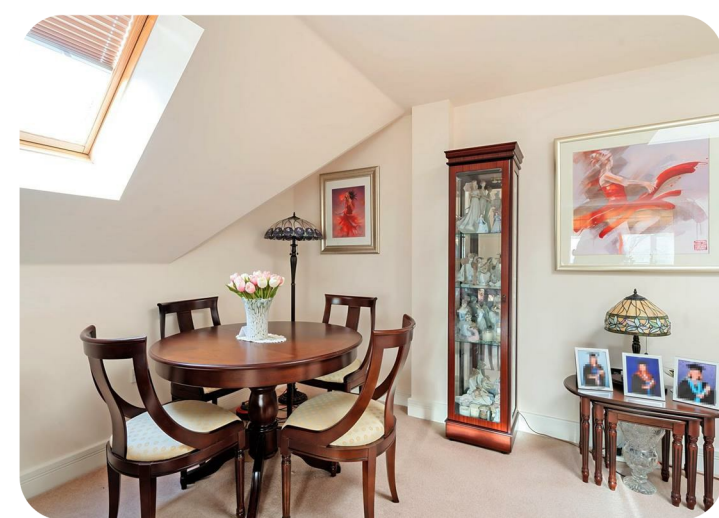
Denotes restricted head height

Rectory Road, Wokingham

Approximate Area = 1002 sq ft / 93 sq m
Limited Use Area(s) = 134 sq ft / 12.4 sq m
Total = 1136 sq ft / 105.4 sq m

For identification only - Not to scale





This stunning two bedroom Penthouse apartment is located in the centre of Wokingham close to shops and amenities. The well presented accommodation comprises entrance hall, spacious living/dining room, fitted kitchen, master bedroom with en suite shower facilities and a bathroom. Outside there are well maintained communal gardens with a bicycle shed, a bin store and an allocated parking space.

- Offered with no onward chain
- Spacious living/dining room
- Smartly fitted kitchen
- Two double bedrooms with fitted wardrobes
- Lift and stairs in the block
- Over 1130 Sq Ft of living space

Situation

The apartment is situated within Landen House, which consists of thirteen apartments and was constructed in 2010. It enjoys a safe, friendly, small community feel within the heart of Wokingham town centre and is conveniently located for access to Wokingham Mainline Railway Station (10 mins walk - London Waterloo Service), Shops and local amenities as well as M4 motorway links (10 Mins drive to M4 J10).

Outside

There is an impressive entrance hall to the building with automatic lighting and entry phone system access. A particular feature is that the property also benefits from beautifully landscaped communal gardens where the mature and established setting can be peacefully enjoyed. There is an allocated parking space plus additional visitor parking. Leasehold Details; Years left on Lease - 125 yrs from 1st November 2009. Leaving 111 yrs / Annual service charge - c.£2,332.00 / Annual ground rent - c. £350.00. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

C

Council Tax Band

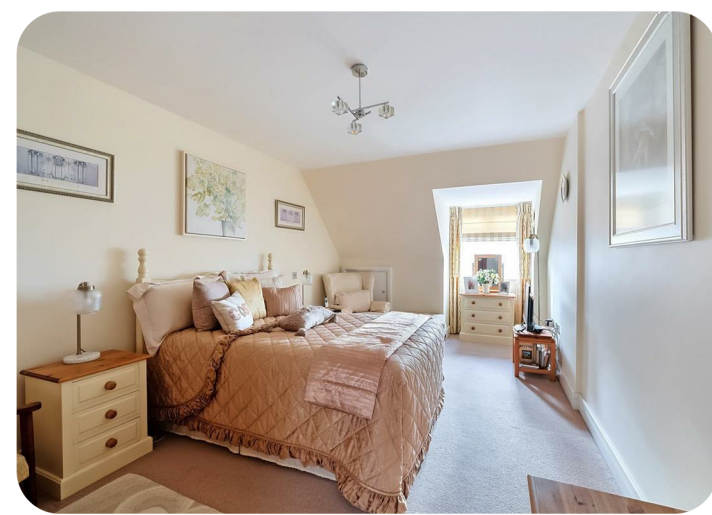
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Local Authority

Wokingham Borough Council

Directions

Leave our Wokingham office turning right along Broad Street and then keep right and turn right down Rectory Road, continuing down towards the end of the road where Landen House can be found on the left.



Residential Sales and Lettings

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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