



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

£439,950 Leasehold



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
- Smartly fitted kitchen
- Lift and stairs in the block
- Spacious living/dining room
- Two double bedrooms with fitted wardrobes
- 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

E

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.

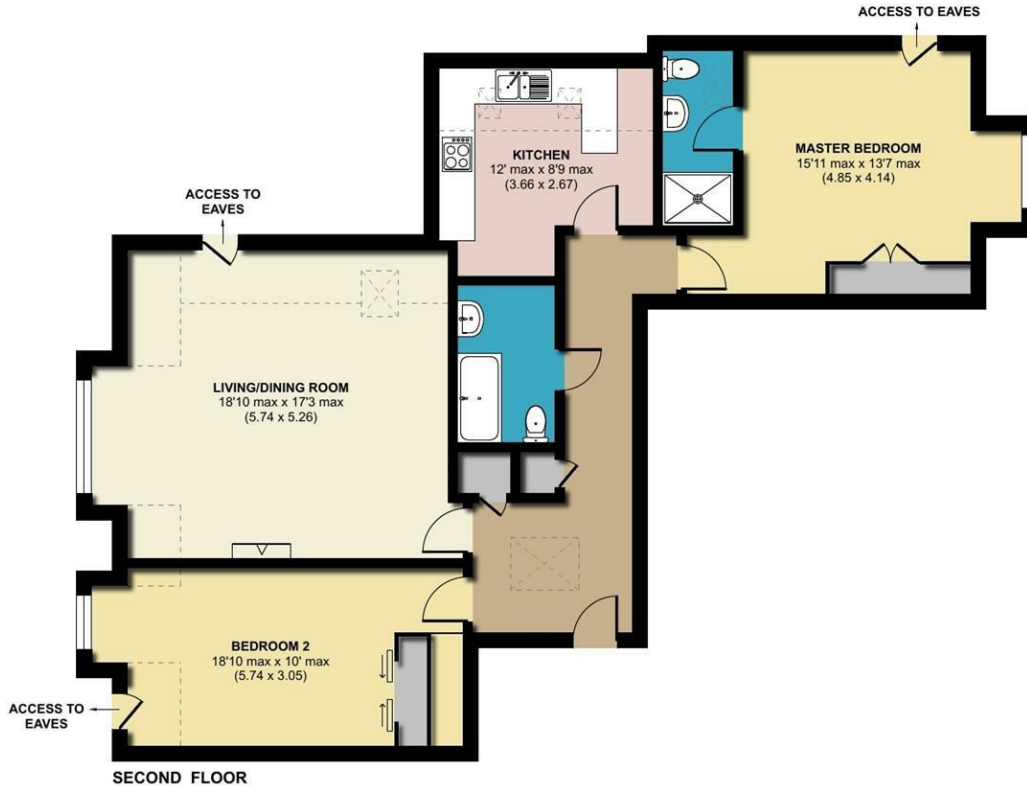


Rectory Road, Wokingham

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

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Michael Hardy. REF: 1063877

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

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