



Michael Hardy
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RESIDENTIAL ESTATE AGENTS

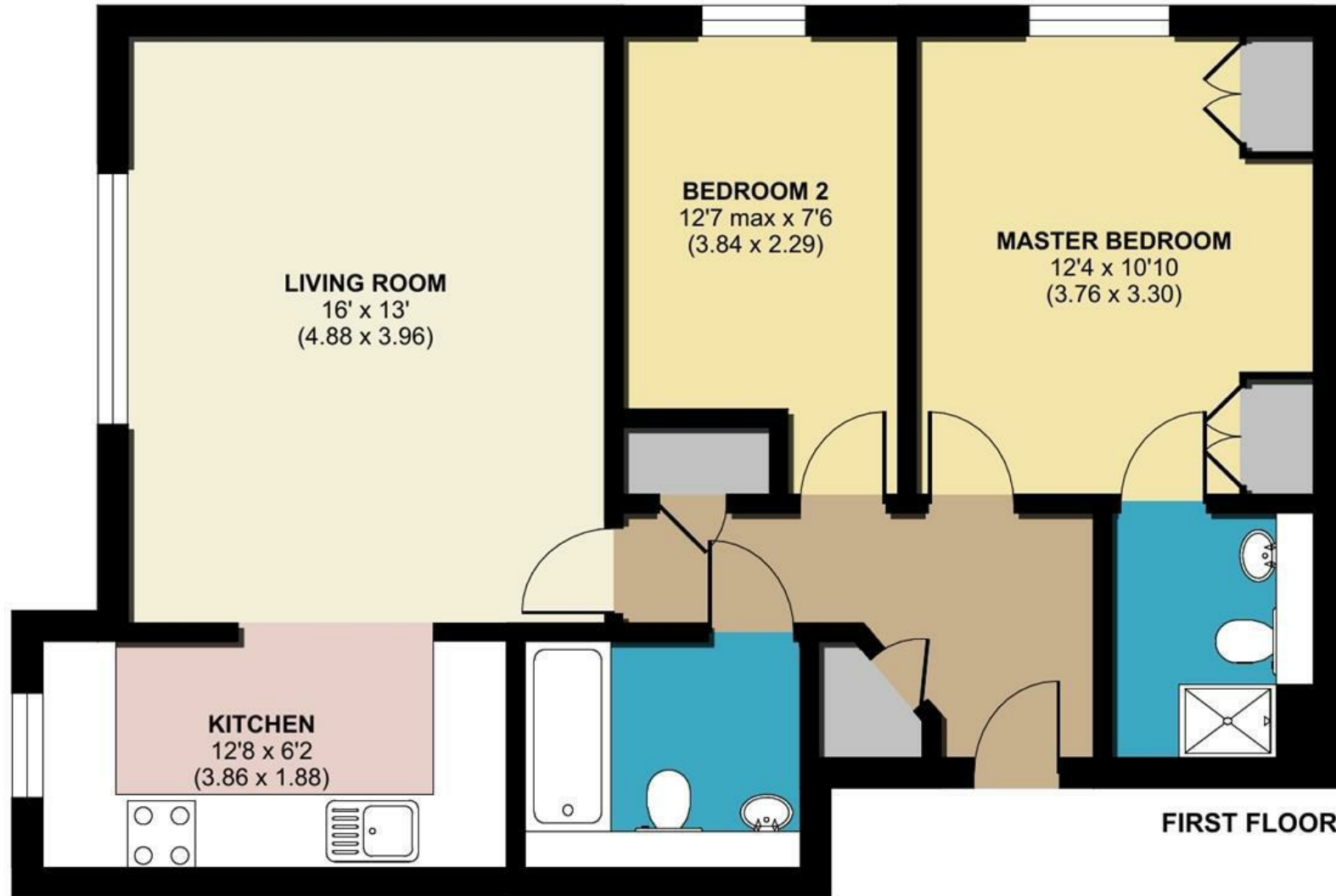
Flat 12 Highgrove, Winnersh Grove, Winnersh, Berkshire, RG41 5PR

OIEO £280,000
Leasehold

Winnersh Grove, Reading Road, Wokingham

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale





This two bedroom first floor apartment, built by Millgate Homes in 2001, is located in a development in Winnersh, within 0.5 miles of local amenities, the motorway and the mainline railway station. The accommodation comprises a lounge/dining room, fully fitted kitchen with integrated appliances, master bedroom with built-in wardrobes and en suite, a further double bedroom, and family bathroom. Further benefits include one allocated parking space and visitor parking and a well maintained communal gardens to the rear.

- No onward chain
- Two bedrooms
- One allocated parking space
- Within 0.5 miles of local amenities.
- 703 Sq Ft / 65.3 Sq M of accommodation

Situation

The property is situated within walking distance of Winnersh train station which serves London Waterloo and Reading as well as being on the Gatwick line. Wokingham town centre easily accessible and offers an eclectic range of shops bars and restaurants and is currently undergoing regeneration. There are many excellent local schools in the vicinity and for the commuter the M4 motorway is close at hand.

Outside

There is a communal garden laid mainly to lawn to the front and side of the development with mature shrub borders, a communal bike shed and one allocated parking space. The complex is surrounded by close boarded fencing and hedge borders with a 6' wall the other side. Lease Details: Years on Lease - 125 As of 25th December 2000 leaving 102 yrs. Annual Service charge - c.£1,000. / Annual ground rent - c.£125.00. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

B

Council Tax Band

C

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham via Shute End, continue along the Reading Road for approximately 2.5 miles, proceed past the BP garage on your right and continue turning left into Winnersh Grove and first left into Highgrove.



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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