



22, Ifould Crescent, Wokingham,  
Berkshire, RG40 1LB

**£300,000 Leasehold**



This immaculately presented two bedroom first floor apartment situated in the desirable Montague Park development to the east of Wokingham town centre. The accommodation comprises impressive open plan kitchen/living room overlooking the front, two double bedrooms with built in wardrobes, an ensuite shower room to the primary bedroom and main bathroom with generous storage and a an allocated parking space.

- Spacious kitchen/living room
- Gas central heating
- One allocated parking space
- Kitchen with fitted appliances
- Double glazing throughout





## Situation

Montague Park is a new development situated to the east of the town, off the London Road. The location is ideally placed for commuters needing the A329(M) and M4. Restaurants and pubs are within easy walking distance, along with the newly built Floreat Montague junior school within the development.

## Outside

One allocated parking space along with visitor parking.  
Leasehold Information: Years on Lease -125 yrs as of 1st January 2017 leaving 118 yrs - Annual service charge - c. £1,324.18 / Annual ground rent - c.£200.00 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

D

## Local Authority

Wokingham Borough Council

## Directions

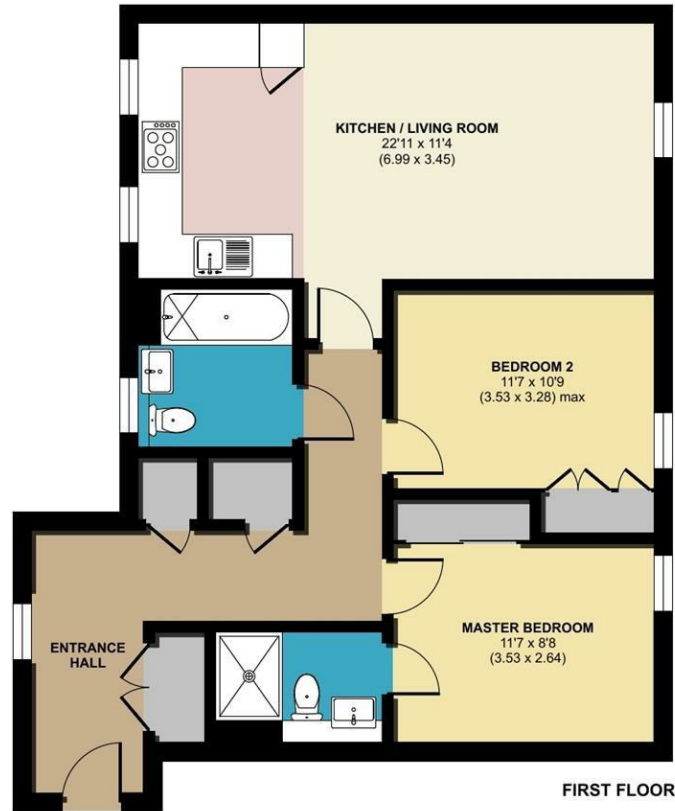
Leave Wokingham via the London Road, continue past St Crispins School and through the first set of traffic lights. Continue to the next set of traffic lights and turn right into William Heelas Way and then right into Bremner Way. Take the first right into Ifould Crescent. The apartment will be found on the right hand side.



## Ifould Crescent, Wokingham

Approximate Area = 787 sq ft / 73.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1096344

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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