



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

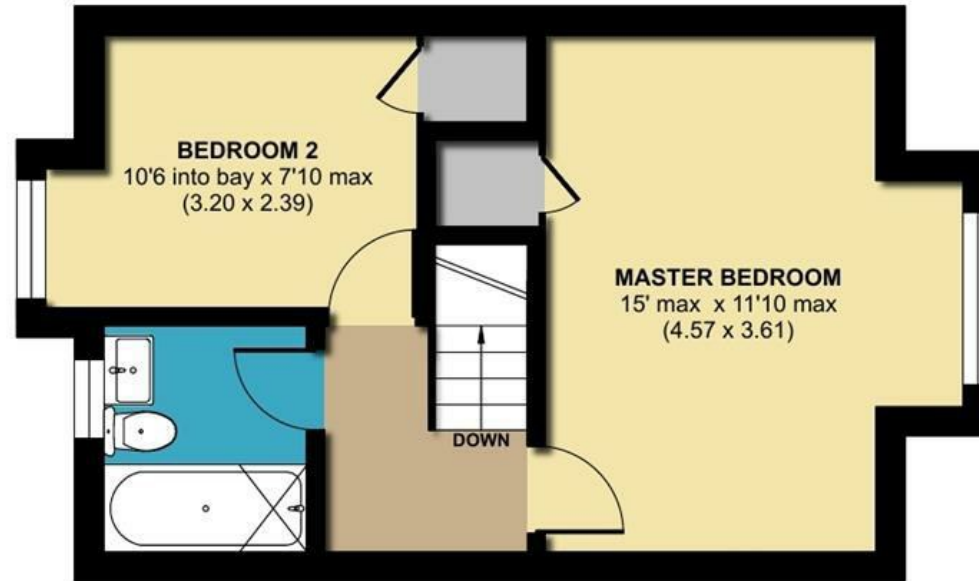
12 Marlborough Court, Wiltshire Drive, Wokingham, Berkshire, RG40 1TA

£325,000  
Leasehold

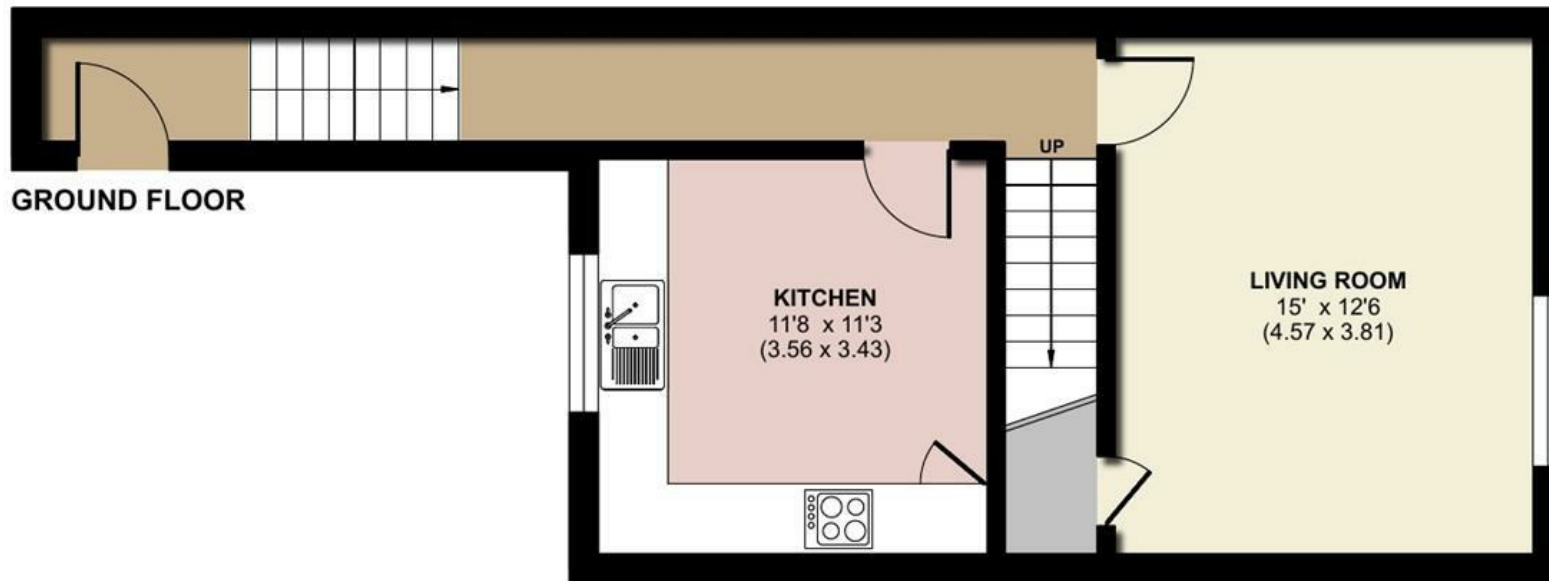
# Wiltshire Drive, Wokingham

Approximate Area = 798 sq ft / 74.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



This well presented two bedroom purpose built split level maisonette is situated in a desirable cul de sac location which is walking distance of Wokingham town centre and train station. The accommodation comprises living room, kitchen with space for appliances, re fitted bathroom and two second floor bedrooms. Outside there are well maintained communal gardens, garage in a block and resident parking. \*There are currently 58 yrs remaining on the lease.

- Offered with no onward chain
- Spacious living room
- Refitted bathroom
- Communal gardens
- Garage in a block and allocated parking

#### **Situation**

Marlborough Court is a quiet cul de sac close to Wokingham town centre and all the amenities it has to offer. The train station is a short walk away giving you access into Reading, London Waterloo and Gatwick airport. There are also excellent schools within close proximity and Cantley Park is easy walking distance away.

#### **Outside**

The well maintained communal gardens are laid to lawn with mature hedge borders and plant. There is a patio at the rear of number 12 with residents parking at the front of the property. Lease Details: Years on Lease - 99 As of 1st May 1983 leaving 58 yrs. due to the length of the lease this property may not meet the criteria of some lenders. Annual Service charge - c.£885.00 / Annual ground rent - c.£353.08. Annual garage rental c.£750.00 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**

D

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham on Rectory Road, turn left onto Wiltshire Road where Wiltshire Drive will be on your left. Follow this road round to the left, number 12 will be found on the right.



### Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

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Ref: 17936595 | Folio: A8561 | 24th April 2024



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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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