



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

6 Merton Ford, Pages Croft, Wokingham, Berkshire, RG40 2HQ

OIEO £525,000
Share of Freehold

Merton Ford, Pages Croft, Wokingham

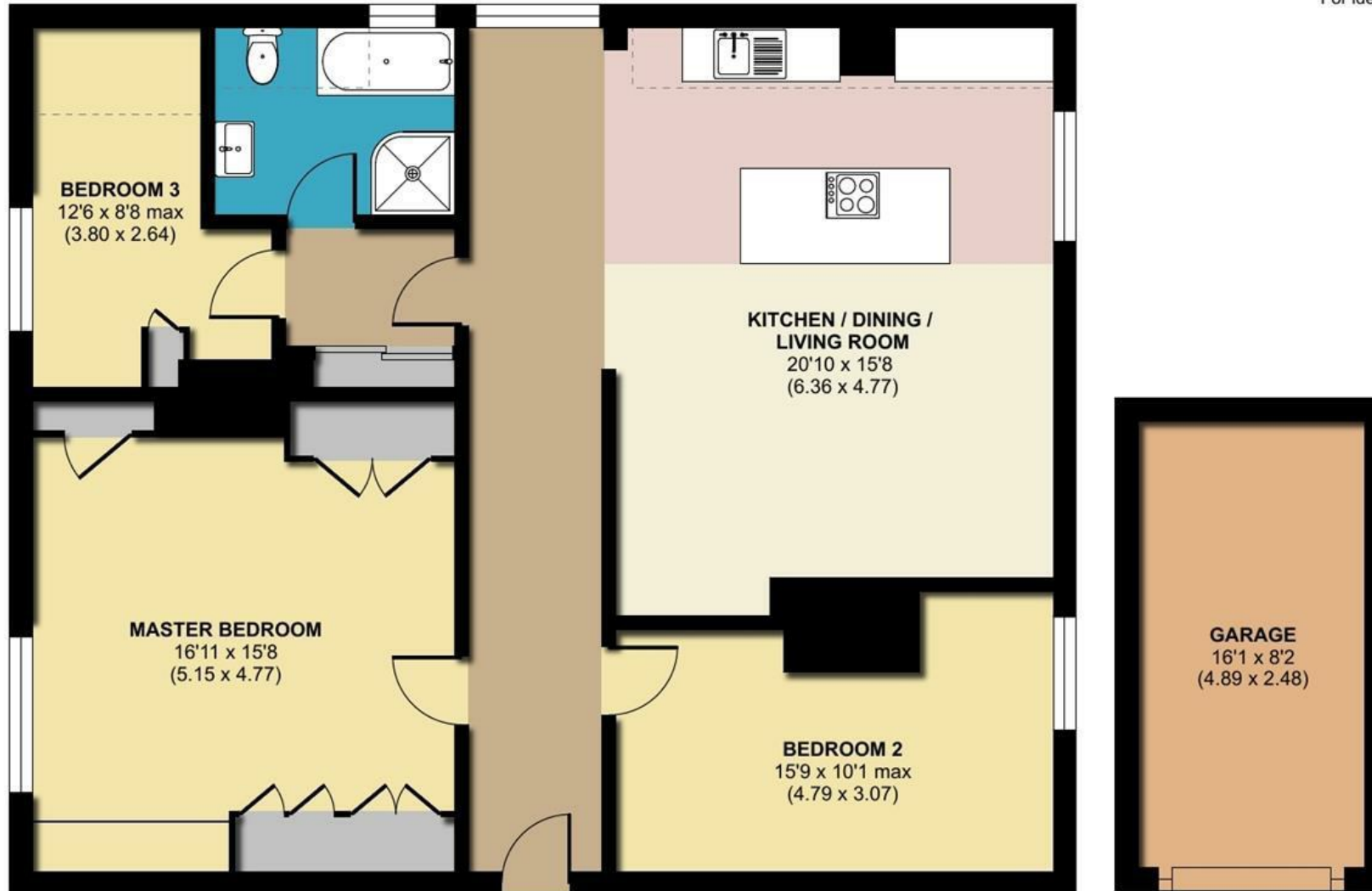
Approximate Area = 1046 sq ft / 97.1 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1242 sq ft / 115.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Michael Hardy. REF: 1115574



This truly exceptional, unique and well-presented three-bedroom top-floor penthouse apartment has been carefully converted from the original house and has recently been refurbished and decorated to a high standard. With high ceilings, spacious rooms and double sash windows throughout, the apartment is incredibly light and airy throughout.

- Impressive dual aspect kitchen/diner/living room
- Three bedrooms
- New double glazing timber sash windows throughout
- 1242 sq ft / 115.2 sq m (Includes garage)
- Sits on a beautiful, secluded c1.8 acre plot
- Close to Wokingham town centre

Situation

Mertonford is surrounded by approx. 1.8 acres (0.73 ha) of communal garden laid to lawn with mature trees and perimeter hedging on all sides. Wokingham train station is approximately 1 mile for services to London Waterloo, or to Reading in under 10 minutes. Local schools include Ludgrove independent preparatory school, The Holt School, St Teresa's Catholic Academy and Easthampstead Park Community School. California Country Park is just a 15 minute drive away.

Outside

Lying within its own grounds on a private road, the apartment offers an oasis of tranquillity less than 10 minutes' walking distance from Wokingham town centre. There is a garage in a nearby block and 1.8 acres of communal grounds to walk. Share of Freehold Details: 1 of 6 shares. Leasehold Details: Years on Lease - 999 As of 24th June 1971 leaving 946 yrs. Annual maintenance charge - c.£2,500.00. which covers the upkeep of general maintenance, the garden and the gas bill for the hot water for the flat. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

E

Council Tax Band

D

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham via Denmark Street, take the first left into Langborough Road and continue into Murdoch Road through the width restriction. At the T junction of Murdoch Road please go straight over into Pages Croft where you'll find Mertonford on the right hand side.



Residential Sales and Lettings

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Ref: 17967629 | Folio: A8568 | 30th April 2024

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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