



**Flat 8, Frog Hall, Froghall Drive
Wokingham
Berkshire, RG40 2LF**

£295,000 Leasehold



A two bedroom first floor apartment set in a delightful period property at the end of a desirable no through road. The property is ideally located within walking distance of Wokingham town centre and conveniently positioned within easy access of the A329(M) and M4 motorways. Accommodation comprises a two double bedrooms, spacious living room, newly fitted kitchen and bathroom. The property has access to ample resident parking and well maintained communal gardens.

To the front of the property is ample parking for both residents and visitors. Well-tended communal ground surrounds the property with the majority laid to lawn with matures trees and shrubbery.

This beautiful period building is set at the end of a highly desirable, tree lined cul-de-sac surrounded by extensive grounds and car parking areas. There are excellent road links to M4 and A329(M) via nearby London Road. Wokingham town centre is approximately 1½ miles away.

- Attractive character property
- Smartly decorated
- White bathroom suite
- Newly fitted kitchen
- Two double bedrooms
- Desirable location





MATERIAL INFORMATION

Part A

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: E

Term: 99 yrs from 24th June 2006 - Years remaining: 81 yrs

Annual Service charge: c.£2,268.00

Annual Ground rent: c.£150.00

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Air source heat pump

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download

speed: 10 Mbps – Highest available upload speed 0.9

Superfast - (FTTC) - Highest available download speed: 79 Mbps

- Highest available upload speed 20 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material of this era.

Flooding

We understand the flood risk summary for the area around the property is considered Very low risk for surface water flooding and Very low risk for rivers and seas flooding further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

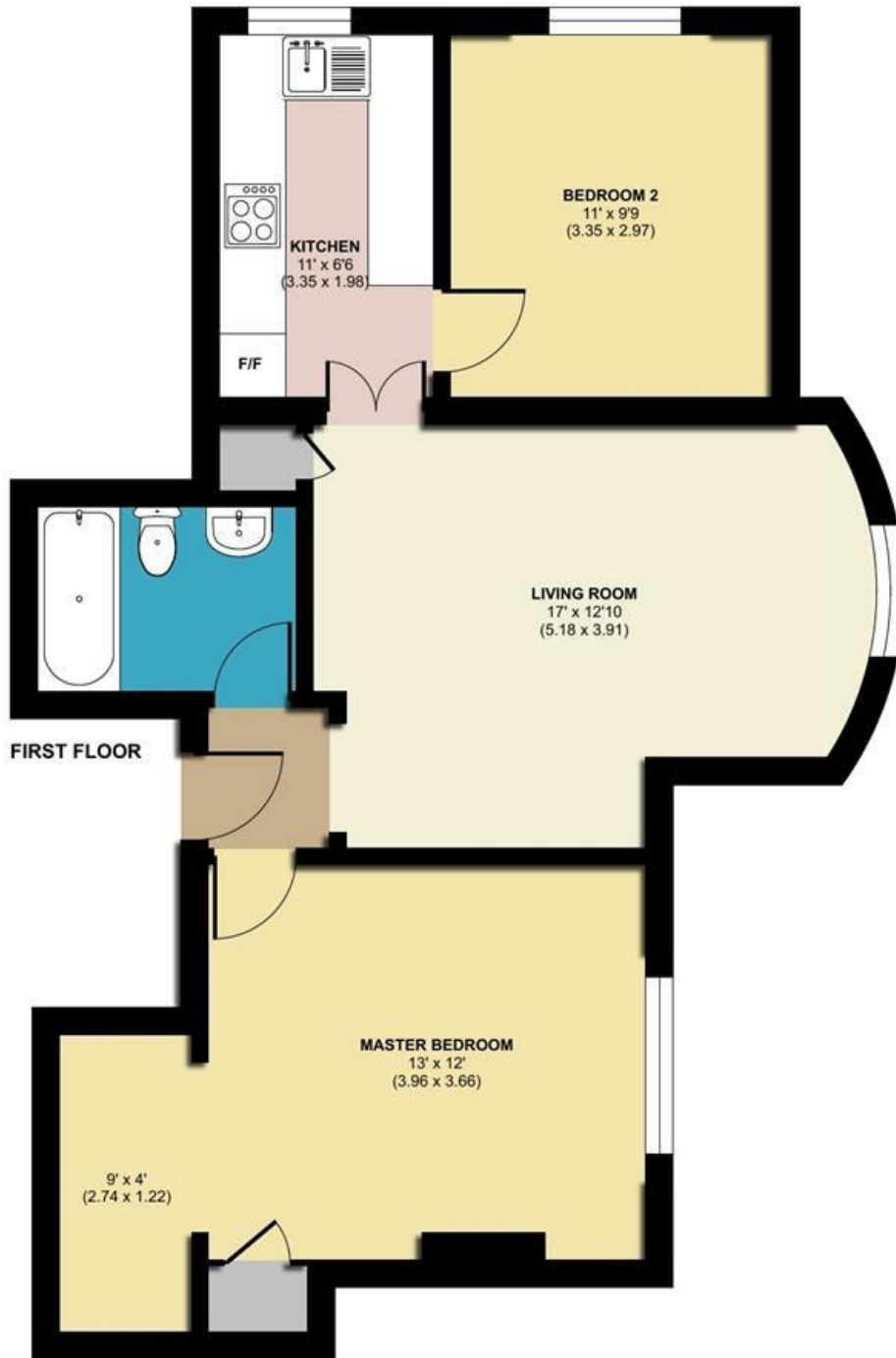
Resident and visitor parking



Frog Hall Drive, Wokingham

Approximate Area = 675 sq ft / 62.7 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). © nichecom 2024. Produced for Michael Hardy. REF: 664328

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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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