



Flat 2, 12, Gamble Gardens, Wokingham,  
Berkshire, RG41 1DD

**£325,000 Leasehold**



This smartly presented two bedroom ground floor apartment is set on the popular Emmbrook Place development close to Wokingham town centre and Cantley Park. The spacious accommodation comprises open plan kitchen/dining/living room with French doors leading balcony terrace, two double bedrooms including bedroom one with en suite shower facilities and a bathroom.

There is a south facing enclosed paved balcony terrace with iron railings that surround it and one allocated parking space in the communal parking bay at the front of the building.

Located just over a mile from the heart of the town, Gamble Gardens is conveniently placed for a fine selection of shopping, including well-known brands, independent and boutique shops, as well as cafés, pubs and restaurants and an open-air market, held since the 13th century. The area benefits from excellent state and private schools a cinema at nearby Winnersh and ten pin bowling at Wokingham Superbowl. For keeping fit, there are several gyms and two local leisure centres, while the area is renowned for its many golf courses, parks, and open spaces. Nearby Cantley Park boasts sports pitches and tennis courts.

- Over 800 sq ft of modern living
- Outside enclosed terrace
- Close to local shop
- Stunning ground floor apartment
- Gas central heating
- Built in 2021





## MATERIAL INFORMATION

### Part A

Term: 999 yrs from 1st January 2017

Years remaining: 992 yrs

Service charge: £1,181.93

Ground rent: inc in service charge

This is information you will need to verify through your solicitor, as part of the conveyancing process

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

### Part B

Property construction – Standard form

#### Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 7 Mbps – Highest available upload speed: 0.8 Mbps

Superfast - None available

Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed: 220 Mbps

#### Mobile Phone Coverage

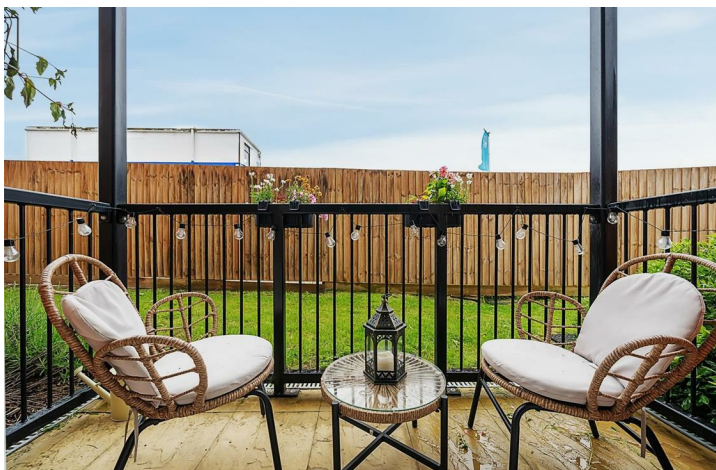
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>, all providers are likely

#### Flooding

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

#### Parking

There is one allocated parking bay at front number 453.



# Gamble Gardens, Wokingham

Approximate Area = 801 sq ft / 74.4 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). © nichecom 2024. Produced for Michael Hardy. REF: 1133506

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk  
lettings@michael-hardy.co.uk

**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk  
[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 17792781 | Folio: A4590 | 31st May 2024