



**Flat 37 Wiltshire Place, Wiltshire Road, Wokingham,
Berkshire, RG40 1EP**

£360,000 Leasehold



If you are looking for a beautifully presented apartment that is located in the centre of town then this apartment has to be viewed to be fully appreciated. The property was built in 2012 by Hodson Developments and the accommodation itself offers two well-proportioned bedrooms and two bathrooms, with the master having the benefit of its own en-suite and balcony. There is then a stunning open plan living room/kitchen room that has a light and airy feel.

The property is situated in the market town of Wokingham, which is currently undergoing regeneration to provide further shops, restaurants, bars, coffee shops, supermarket and boutique cinema. The recently opened Lexicon shopping centre in Bracknell offers more comprehensive facilities as does The Oracle in Reading. The area enjoys a variety of leisure facilities including health and fitness centres, fantastic golf courses and country parks.

For the commuter both the M3 and M4 motorway are easily accessible and Wokingham Station, which is within walking distance, provides an efficient service to Guildford and London Waterloo and in the other direction to Reading Station, which is the third biggest interchange station outside of London.

- No onward chain
- Two bedrooms
- Balcony off the master bedroom
- Two parking spaces
- Walking distance to town centre
- 788 sq. ft / 73.2 sq m





MATERIAL INFORMATION

Part A

Term: 125 yrs from 1st January 2012

Years remaining: 113 yrs

Annual Service charge: £1,973.25

Annual Ground rent: £300.00

The property is subject to a Church Chancel charge a one-off insurance payment of c.£Tbc. (Chancel repair liability is a legal obligation on a small number of property owners in England and Wales to pay for certain repairs to a church, often the local parish church)

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

Council Tax Band: D

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: 17 Mbps – Highest available upload speed: 1 Mbps
 Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed: 20 Mbps
 Ultrafast – None available

Mobile Phone Coverage:

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

Part C

Flooding

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

Parking

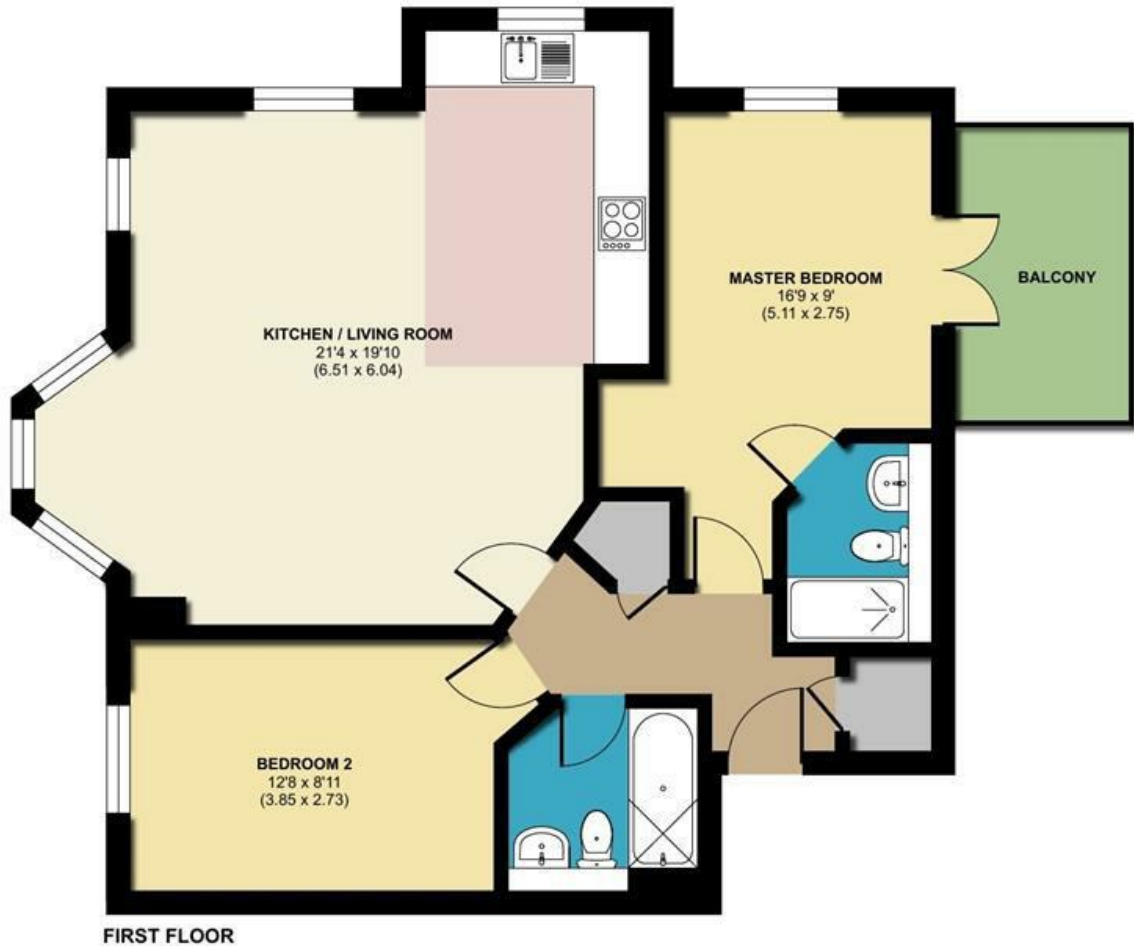
There is one allocated parking spaces available at the property.



Wiltshire Place, Wiltshire Road, RG40

Approximate Area = 788 sq ft / 73.2 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 2023. Produced for Michael Hardy. REF: 1134391

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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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