



**Flat 8, Heron Mansions, Chestnut Avenue, Wokingham,
Berkshire, RG41 3BF**

£625,000 Leasehold



This impressive two bedroom penthouse apartment is set in a highly desirable tree lined location off Chestnut Avenue, west of Wokingham town centre which is approached via electric gates. The well presented accommodation comprises entrance hall, bathroom, spacious open plan fully fitted kitchen/dining/living room with vaulted ceiling, breakfast bar and covered balcony overlooking the tree lined lake. There are two double bedrooms including a master bedroom with fitted wardrobes en suite shower facilities and a second balcony.

Outside there is a single garage in a block with parking and well maintained communal grounds that flank the pretty tree lined lake with lawns and shrub borders for residents to admire and enjoy.

Chestnut Avenue is an exclusive tree lined road of individual properties set about a mile west of the town. There are local shops both on the nearby Reading Road and at Woosehill (including a supermarket). Chestnut Avenue leads into countryside and there are walks through areas of woodland and parkland. For the commuter the train station is approximately 1½ miles away and the A329(M)/M4 can be reached either via Winnersh or from the east of town.

- Stunning kitchen/dining/living room
- Two balconies overlooking lake
- Lift and stairs to all floors
- Master bedroom with en suite
- Over 1250 sq. ft of living
- Garage in a block with parking





MATERIAL INFORMATION

Part A

Council Tax Band: G

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

Term: 125 years from 25th December 2009

Years remaining: 110 yrs

Annual service charge: c.£4,817.54

Annual ground rent: c.£700.00

The vendor informs us that flat 8 owns a share of the freehold.

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 22 Mbps – Highest available upload speed: 0.9 Mbps
Superfast - (FTTC) - Highest available download speed: 73 Mbps - Highest available upload speed: 19 Mbps
Ultrafast – None Available

Mobile Phone Overage

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

Flooding

We understand the flood risk summary for the area around the property is considered 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>

There's a tree preservation order on a tree within the boundaries of the property - TPO-0004-1972

Parking

There a single garage in a block with parking



Chestnut Avenue, Wokingham

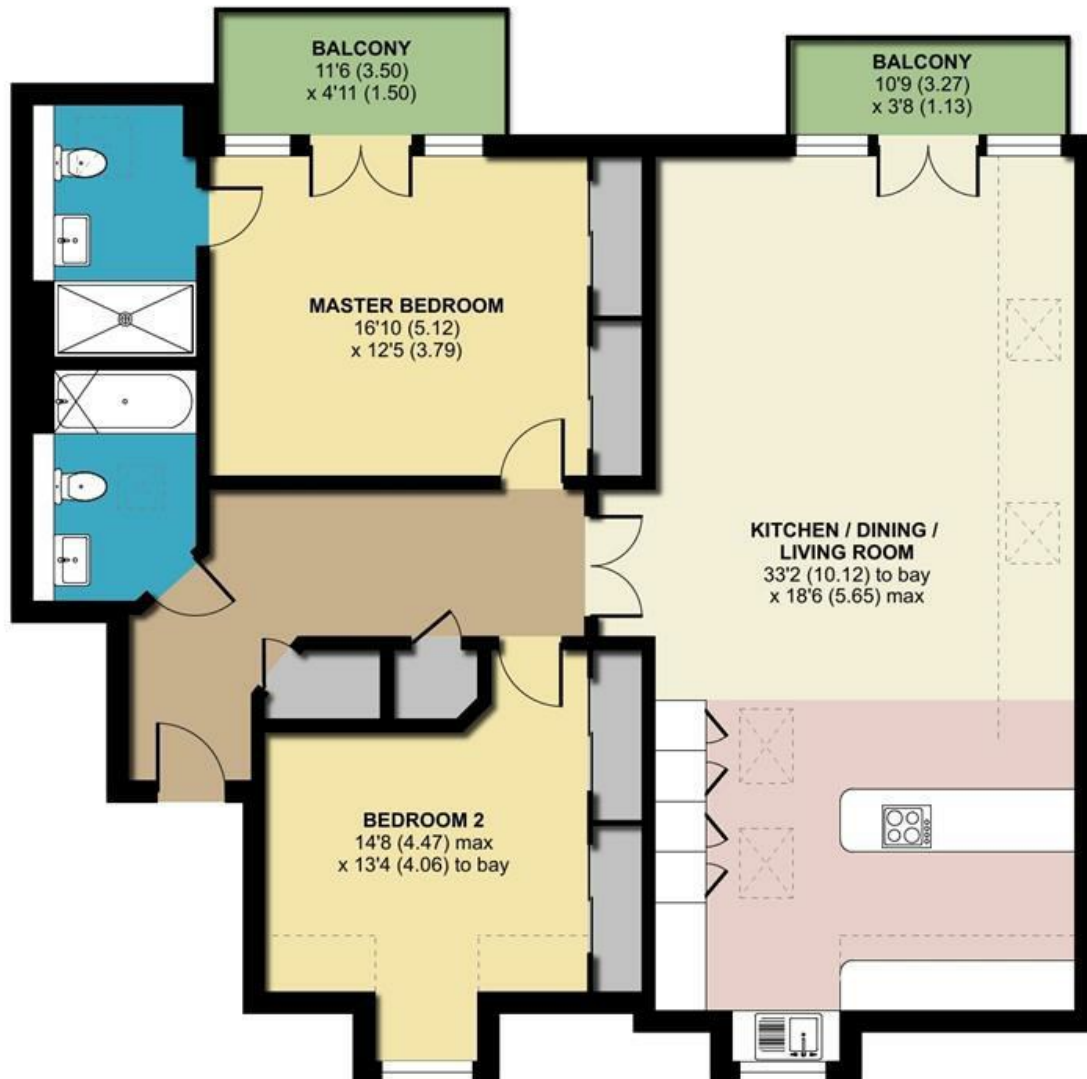
Approximate Area = 1144 sq ft / 106.2 sq m

Limited Use Area(s) = 114 sq ft / 10.5 sq m

Total = 1258 sq ft / 116.7 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND 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: 1136280.

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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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