



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

**£595,000 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.

- 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

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.

Council Tax Band: G  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: B

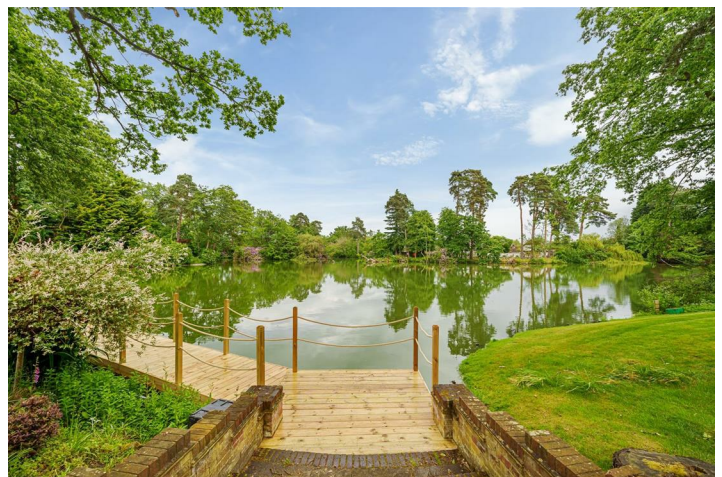
Term: 125 years from 25th December 2009

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







## Heron Mansions, Chestnut Avenue, Wokingham

Approximate Area = 1210 sq ft / 112.4 sq m (includes detached garage)

Limited Use Area(s) = 259 sq ft / 24 sq m

Total = 1469 sq ft / 136.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1244262

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

**MH Hardy**  
**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: 17790747 | Folio: A4598 | 20th June 2024