



**2 Trinity Court, Emmview Close, Wokingham,
Berkshire, RG41 3BR**

£215,000 Freehold



A well-presented ground floor apartment in this purpose built block on Woosehill. The accommodation comprises entrance hall, a refitted kitchen, a bedroom, and a white bathroom suite. The main entrance to the building offers a secure entry phone system giving access to a communal entrance hall with individual post boxes.

There is a large car park with one allocated parking space, bin store and cycle store for residents use with well kept gardens to the front and rear of the block

Trinity Court is situated close to local amenities including schools, a doctors surgery and a supermarket. The town centre and train station are within easy walking distance, and nearby Chestnut Avenue leads into woodland providing lovely walks. For road links the A329(M) and M4 can be reached via both Winnersh and the east of the town.

- No onward chain
- One bathroom
- Walking distance to Morrisons
- One bedroom
- One allocated parking space
- Photographs taken in 2018





MATERIAL INFORMATION

Part A

Council Tax Band: B

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Term: 125 years from 1st January 2015

Years remaining: 116 yrs

Annual service charge: c.£1,800.00

Annual ground rent: c.£300.00

Ground rent review period: Every 10 years, in line with RPI, next review 1st July 2024

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

Part B

Property construction – Standard form

Services:

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Electricity

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 11 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

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Medium 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 space



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Approximate Area = 591 sq ft / 54.9 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: 1159350

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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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Ref: 18100240 | Folio: A4614 | 15th July 2024