



**16, Willmott House, Ashville Way
Wokingham
Berkshire, RG41 2AY**

OIEO £250,000 Leasehold



This smartly presented first floor apartment is situated on the popular Ashville Way development within easy walking distance of Wokingham train station and town centre. Accommodation comprises dual aspect kitchen/living room with bay window to side, integrated appliances, two double bedrooms with white bathroom suite

- Offered with no onward chain
- Two double bedrooms
- Lift in block
- Spacious open plan living room/kitchen
- Smart bathroom
- Close to Wokingham train station

There is one allocated parking space with communal grounds, bike and bin store and entry phone system.

Willmott House, Ashville Way was built in 2012 by highly regarded Cala Homes. The development is conveniently located within easy walking distance of Wokingham train station and shops with Leslie Sears playing field nearby, accessed off Eastheath Avenue There are also two supermarkets nearby, Lidl and Tesco.

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

Term: 125 years from 1st January 2011
Years remaining: 112 yrs
Annual Service charge: 1st April to 31st March 2024 c.£1,724.40
Annual Ground rent: 1st Jan to 31st Dec 2023 c.£275.00

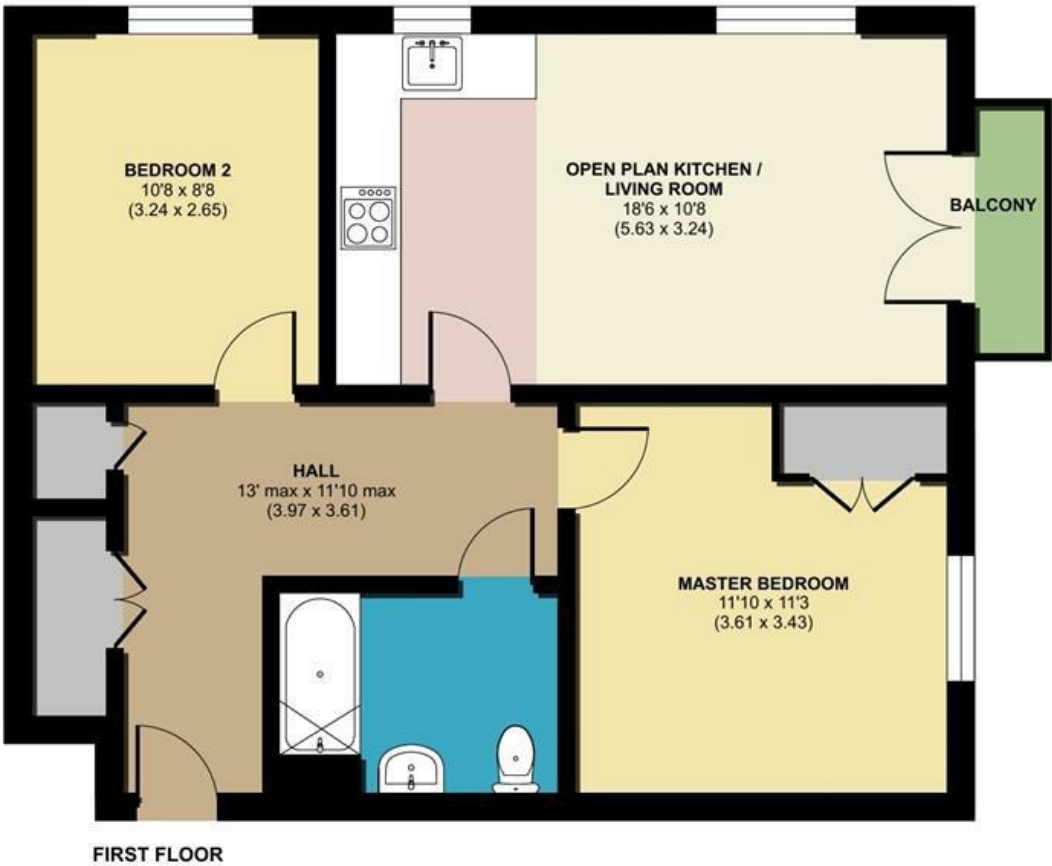
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Ashville Way, Wokingham

Approximate Area = 629 sq ft / 58.4 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: 1150790

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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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