



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

£265,000 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

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.

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





MATERIAL INFORMATION

Part A

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.

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Electric Heating

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 14 Mbps – Highest available upload speed 1 Mbps

Superfast – Not Available

Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 220 Mbps

Mobile Phone Coverage

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 Very low risk for surface water flooding and Medium risk for rivers and seas flooding further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

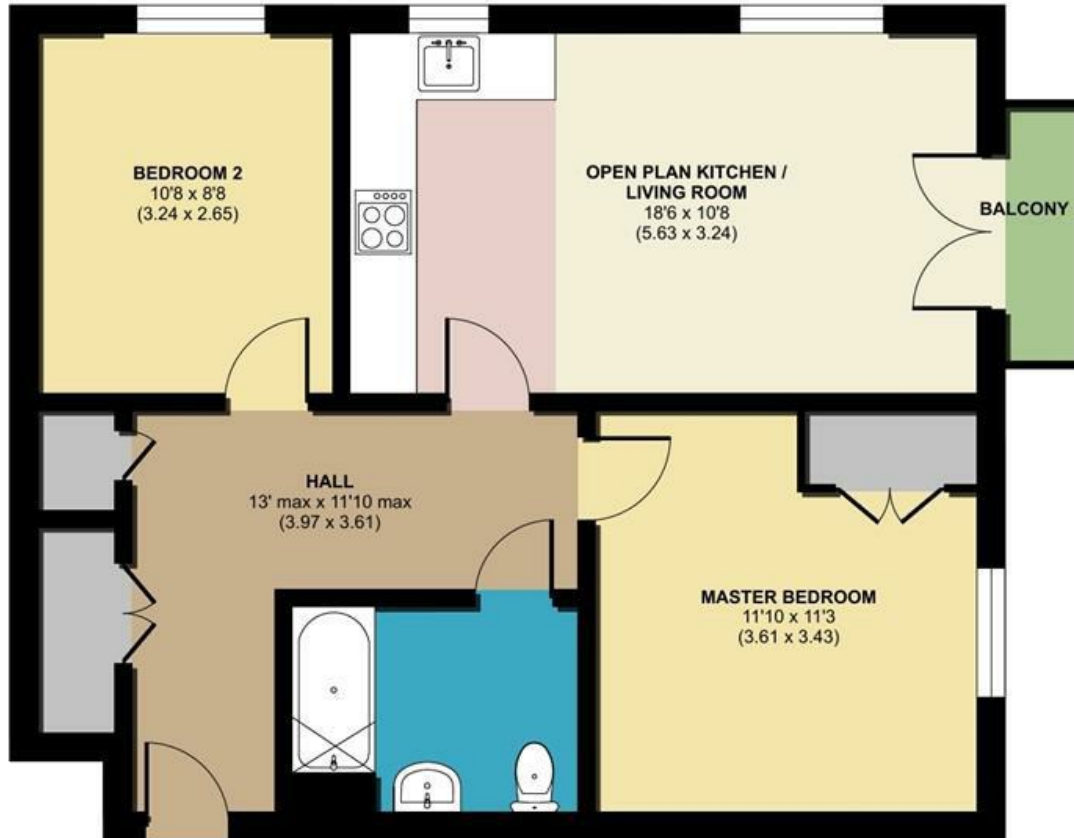
One allocated space



Ashville Way, Wokingham

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



FIRST 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: 1150790

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

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

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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