

HASLAM'S
New Homes



The Lira, Sterling Place

Broad Street, Wokingham, RG40 1AU

£260,000



TOWN CENTRE APPOINTMENT

This charming one-bedroom apartment is situated on the first floor of Sterling Place in the centre of Wokingham. The open-plan kitchen, living, and dining area has been thoughtfully designed for style and functionality, featuring a stylish shaker-style kitchen complete with Bosch appliances.

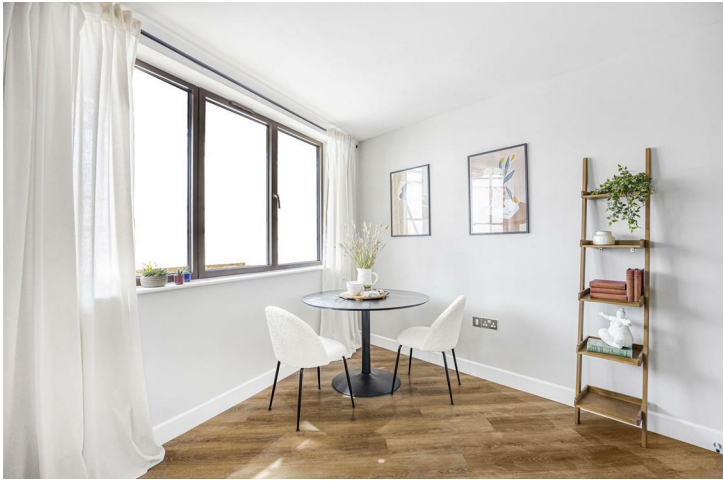
The layout provides a spacious and inviting atmosphere through high ceilings and natural light, perfect for relaxing and entertaining. The bedroom is carefully designed to maximise storage and space with the use of fitted wardrobes. To complete the apartment, there is a sleek and functional main shower room with elegant floor tiles.

Wokingham has something for everyone. With highly rated independent restaurants and bars, a large selection of shops and boutiques, and proximity to the Berkshire countryside, you don't need to travel for a great day out. To venture further afield, there are excellent road and direct rail routes to Reading, London and other major cities.

Interested? Please contact our New Homes team to find out more, or to book a viewing.

wokingham@michael-hardy.co.uk

0118 977 6776



- 535 sq ft 1 bedroom apartment
- Contemporary kitchen with Bosch appliances
- High specification and finish
- Energy Efficient Infrared ceiling electric heating (iHelios*)
- Shower room
- Located in the heart of Wokingham





Further details

Parking

There is no parking.

Within the development there are 2 shared bike storage facilities.

Local Authority: Wokingham Borough Council
Council Tax Band: To be confirmed (new build)

Predicted EPC Rating: B

Share of Freehold: Length of lease 999 years

Estimated Service charge: £887.02 pa

The property is one of 11 properties situated within the refurbished NatWest bank located on the main high street. There is a separate commercial unit on the ground floor.

On acceptance of an offer on this property, The Developer requires a £1,000 reservation fee to be paid. If contracts are not exchanged on the sale, The Developer will retain the reservation fee less reasonable administrative costs, and other costs up to a maximum sum of £500

Services:

Water - Mains

Drainage - Mains

Electricity - Mains

Heating - Infrared Electric*

Broadband: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", www.ofcom.org.uk

Mobile phone coverage: We recommend potential buyers check via Ofcom website www.ofcom.org.uk

The building has an external hairline crack in the brick work which has been monitored long-term.

We have not seen a full copy of the lease, and therefore we are not aware of any specific covenants, onerous restrictions, easements, servitudes or wayleaves relating to the property.

The property is located on the first floor and accessed via stairs. There is no lift access in the block.

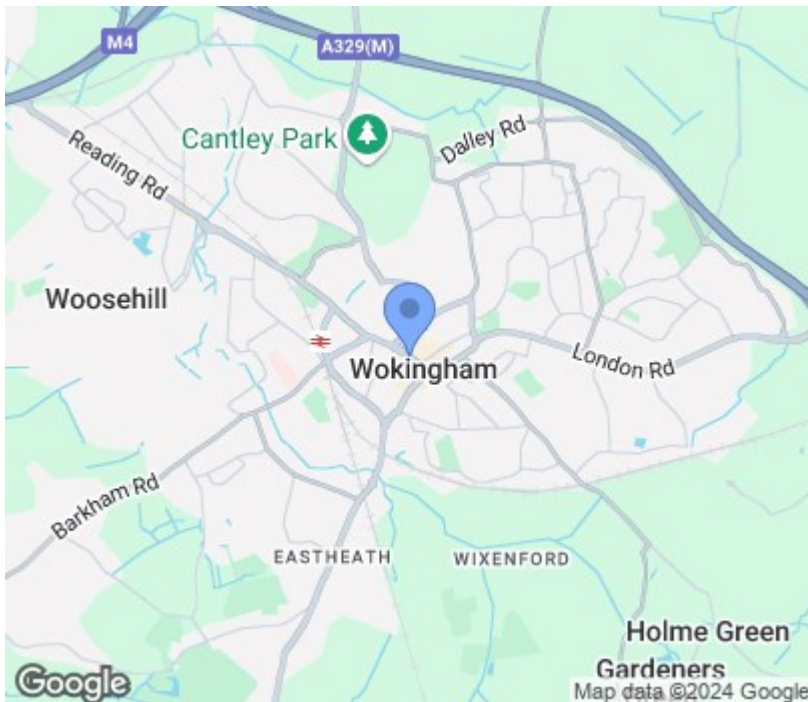
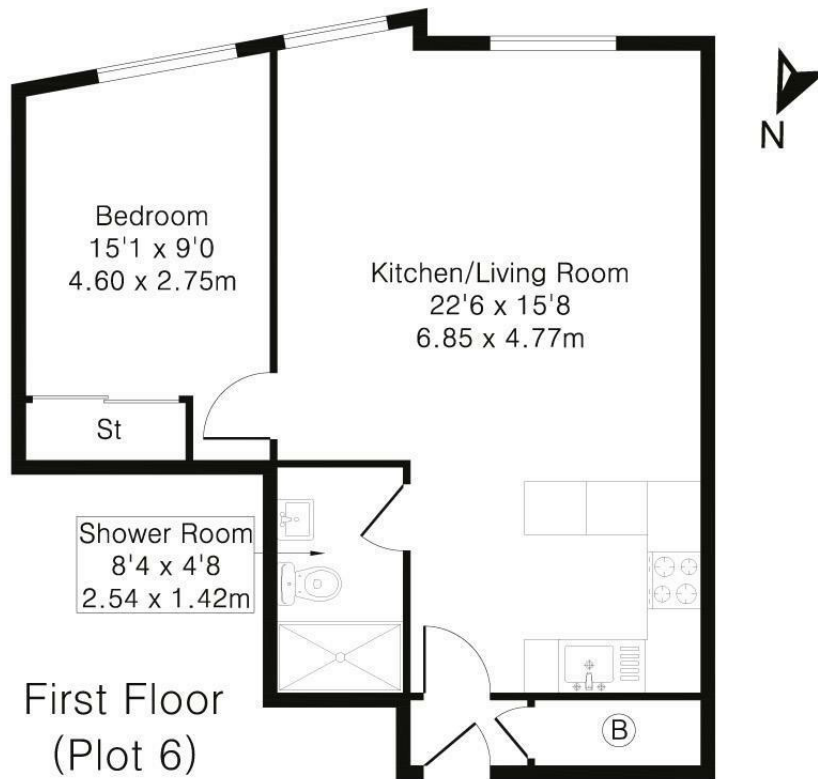
Agents Note:

All internal photographs are used for illustrative purposes only and depict the interiors of Sterling Place Show Home. They do not reflect the layout and finishes of this home.

*(iHelios) - Infrared heating provides energy efficiency by directly warming objects and people rather than the air, therefore reducing energy waste. Infrared heaters operate silently without fans and promotes improved air quality by not circulating dust or allergens. It is low maintenance and not visible. Overall, it offers a cost-effective, healthy, and environmentally-friendly heating solution.

Floorplan

Approximate Gross Internal Area 535 sq ft – 50 sq m



Interested? Please contact our New Homes team to find out more, or to book a viewing.

wokingham@michael-hardy.co.uk

0118 977 6776

The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.