



**Flat 3, 2, Catherwood Place
Wokingham
Berkshire, RG41 1DQ**

Guide Price £290,000 Leasehold



This smartly presented two bedroom ground floor apartment is set on the popular Emmbrook Place development close to Wokingham town centre and Cantley Park. The spacious accommodation comprises open plan kitchen/dining/living room with French doors leading balcony terrace, two double bedrooms and a bathroom.

- 684 sq ft of modern living
- Outside enclosed terrace
- Built-in 2021
- Stunning ground-floor apartment
- EV Charging point
- Close to local convenience store

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

Leasehold information
Term: 150 yrs from 1st January 2024
Years remaining: 144
Annual Service charge: c.£1,298.52
Annual Ground rent: Peppercorn rent
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

There is an East facing enclosed paved terrace with iron railings that surround it and one allocated parking space in the communal parking bay at the front of the building.

Located just over a mile from the heart of the town, Gamble Gardens is conveniently placed for a fine selection of shopping, including well-known brands, independent and boutique shops, as well as cafés, pubs and restaurants and an open-air market, held since the 13th century. The area benefits from excellent state and private schools a cinema at nearby Winnersh and ten pin bowling at Wokingham Superbowl. For keeping fit, there are several gyms and two local leisure centres, while the area is renowned for its many golf courses, parks, and open spaces. Nearby Cantley Park boasts sports pitches and tennis courts.

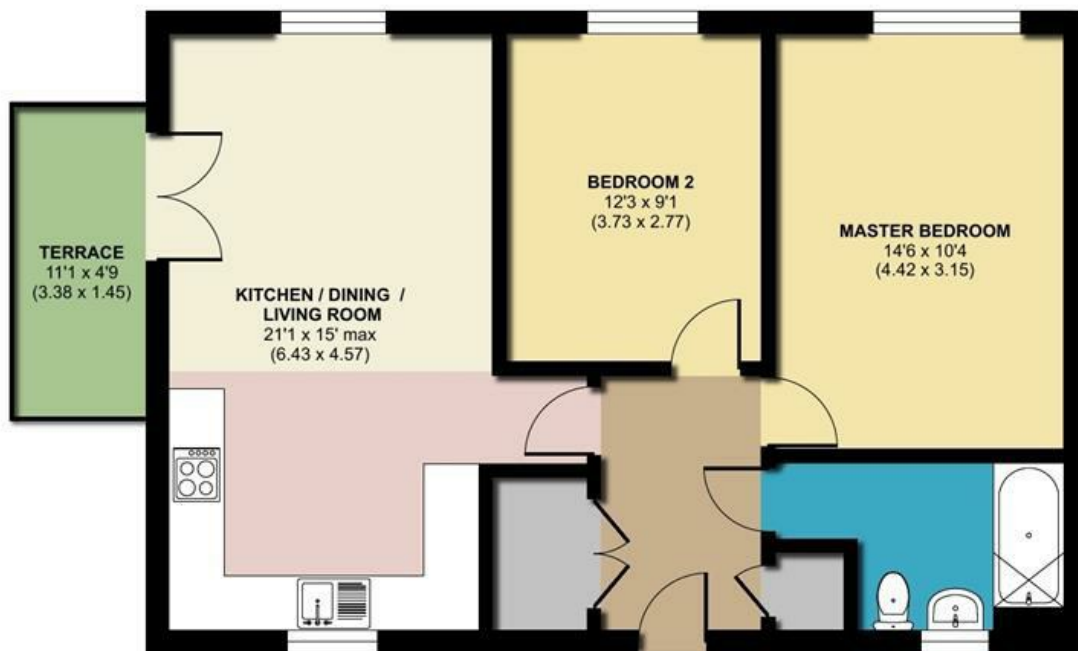




Catherwood Place, Wokingham

Approximate Area = 684 sq ft / 63.5 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). ©nchecon 2024. Produced for Michael Hardy. REF: 1168877

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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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