



74, Carina Drive
Wokingham
Berkshire, RG40 1EF

£260,000 Leasehold



This smartly presented first floor maisonette is situated in a pedestrianised area on the popular Carillons development to the east of Wokingham town centre. The immaculately presented accommodation comprises one double bedroom, open plan living room/kitchen, landing and bathroom with fitted white suite.

Outside there are communal garden at the rear with one allocated parking space which is numbered with visitor parking and a bin store.

Carina Drive is part of the sought after Carillons development built by Bellway Homes and situated approximately one mile east of Wokingham Town centre. The area has proved to be extremely popular because of the excellent road links to via A329m and M4 motorways. The Oakingham Bell public house and restaurant is within easy walking distance.

- Offered with no onward chain
- Kitchen with oven and hob
- Double glazed
- Spacious open plan living
- Spacious bedroom
- Allocated parking space





MATERIAL INFORMATION

Part A

Council Tax Band: B

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Leasehold information

Term: 125 years from 1st July 2011

Years remaining: 112

Annual Service charge: c.£1,175.52

Annual Ground rent: c.£249.88

Ground rent review period: New review date is 01-07-2025

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 - Gas Central Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 9

Mbps – Highest available upload speed: 0.9 Mbps

Superfast - (FTTC) - Highest available download speed: 40 Mbps -

Highest available upload speed 8 Mbps

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

Highest available upload speed 1000 Mbps

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>

Parking

One allocated parking space

Part C

Flooding

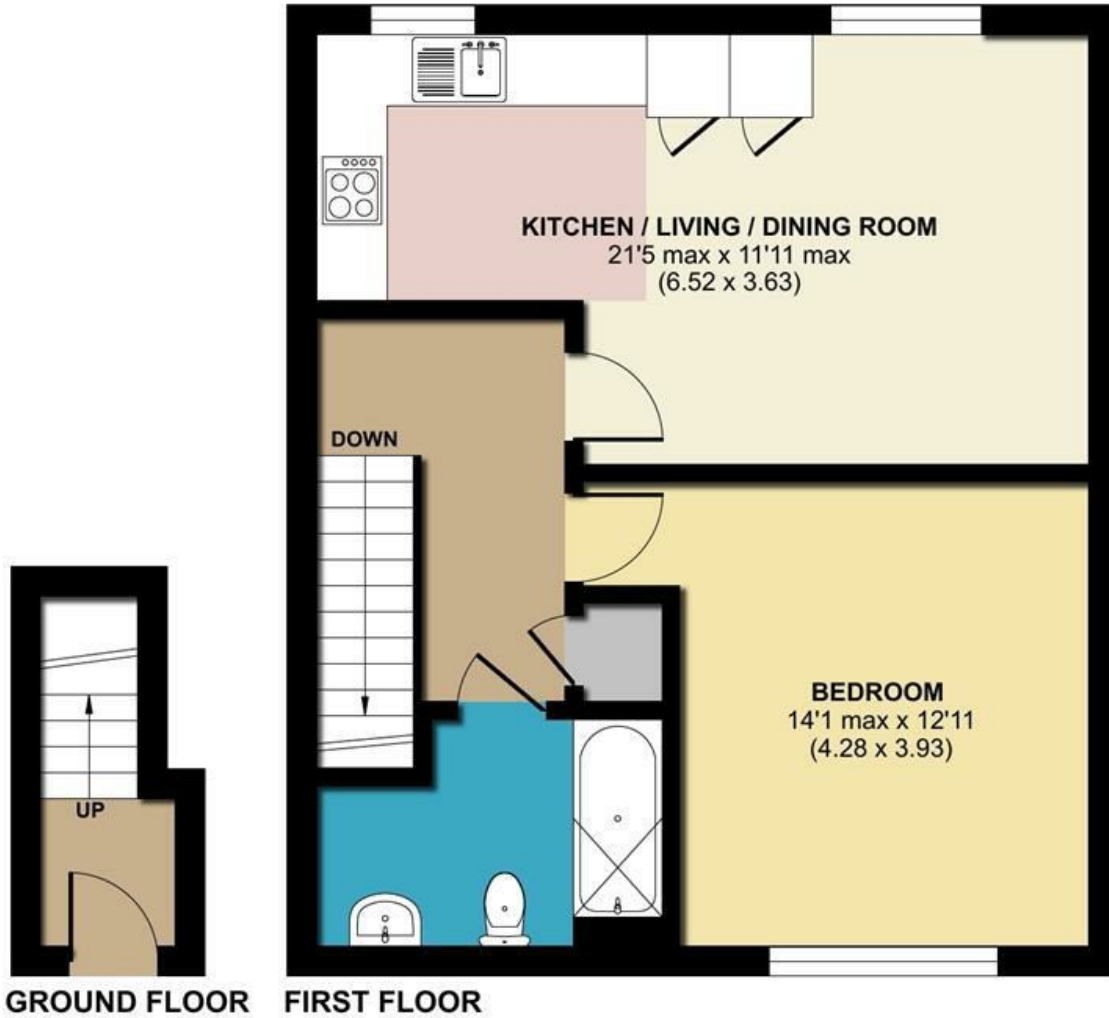
Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered very low risk and for surface water flooding. Flooding from rivers and seas is Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Carina Drive, Wokingham

Approximate Area = 571 sq ft / 53 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: 1176228

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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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