



47a, London Road  
Wokingham  
Berkshire, RG40 1YA

**Guide Price £375,000 Leasehold**



This smartly refurbished three double bedroom split level character victorian maisonette is situated within easy walking distance of Wokingham town centre. The first floor accommodation comprises spacious master bedroom, living/dining room and newly fitted kitchen with integrated appliances and a white bathroom suite. There are two generous bedrooms on the second floor.

Council Tax Band: B

Local Authority: Wokingham Borough Council

Energy Performance Rating: E

Leasehold information

Term: 999 years new lease

Years remaining: 999 years

The vendor is offering share of freehold when the apartment is sold

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

Parking: There is no off road parking available at the property, but residents can apply for overnight parking at Easthamstead Road car park from 18.00pm to 8.00am for a cost of c.£161 per annum. Parking permits are issued upon application by Wokingham Borough Council, charges apply, for an up-to-date list of charges please check the website: <https://rb.gy/kwspr6>

The property is situated a few minutes walk from Wokingham town centre and has excellent vehicular access to Reading and Bracknell via A329(M) and M4 motorway. The property is also walking distance from two local public houses and Keephatch Park. London Road is made up of a variety of properties ranging from Victorian semi detached houses, 1930's detached family homes and 1960's built properties.

- Three DOUBLE bedrooms
- New kitchen with appliances
- Offered with no onward chain
- Over 800 sq ft of living
- Newly fitted white bathroom suite
- Close to town centre





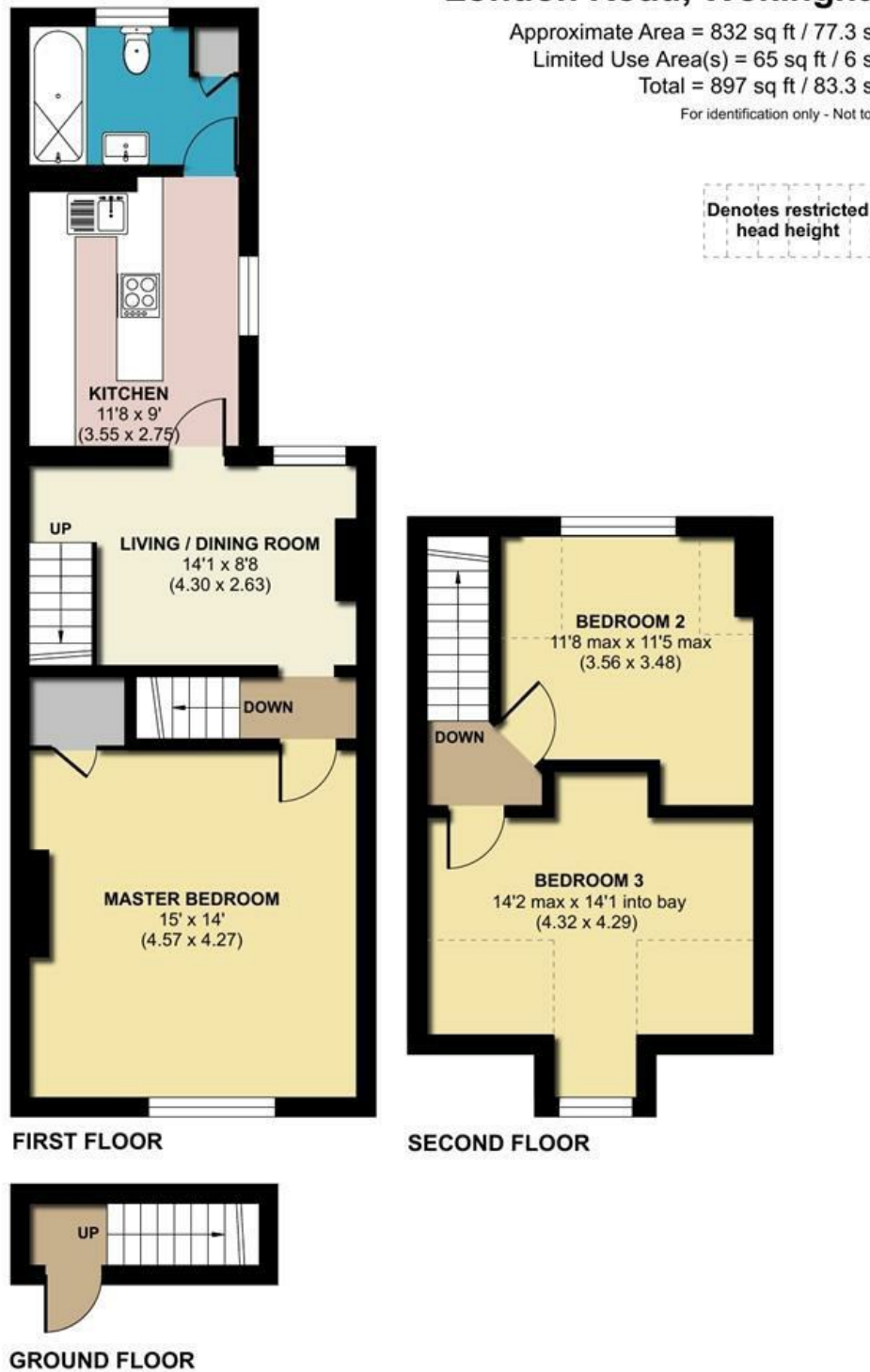
## London Road, Wokingham

Approximate Area = 832 sq ft / 77.3 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 897 sq ft / 83.3 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). ©nichcom 2024. Produced for Michael Hardy. REF: 1175240

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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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