



**1 California Place, Finchampstead Road
Finchampstead
Berkshire, RG40 3RP**

£325,000 Leasehold



This well presented two bedroom purpose built ground floor apartment is set within easy walking distance of local amenities including shops and parkland. The well presented accommodation comprises entrance hall, spacious living/dining room with French doors leading onto a communal rear garden, kitchen and two double bedrooms including master bedroom with en suite shower room and a separate bathroom.

Outside the communal rear garden is enclosed by wooden fencing and mature hedge borders, laid to lawn with a small patio at the rear of the apartment with a communal bike store. There is side access leading to the front parking bay with one allocated parking space.

There are a variety of amenities within a short walking distance include a doctors' surgery, chemist, dentists and a vets. Also close by are nursery schools and the FBC Centre, offering a wide range of facilities such as multi-purpose sports hall, café, library, children's centre and meeting spaces. There are bridle paths to California Country Park and walks through National Trust woodland. There is convenient access to the M3 and A329(M)/M4 via Bracknell.

- Offered with no chain
- Spacious living/dining room
- Communal gardens
- Over 700 sq ft of living
- Master bedroom with en suite
- Desirable location





MATERIAL INFORMATION

Part A

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

Leasehold information

Term: 125 yrs from 25th March 2013

Years remaining: 114

Annual Service charge: £1,842.18

Annual Ground rent: £250,00

Ground rent review period: Every 25 years, in line with RPI, next review on 24th March 2038 doubling

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: 3 Mbps – Highest available upload speed: 0.4 Mbps
Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest available upload speed 20 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

There is one allocated parking space at the front of the property

Part C

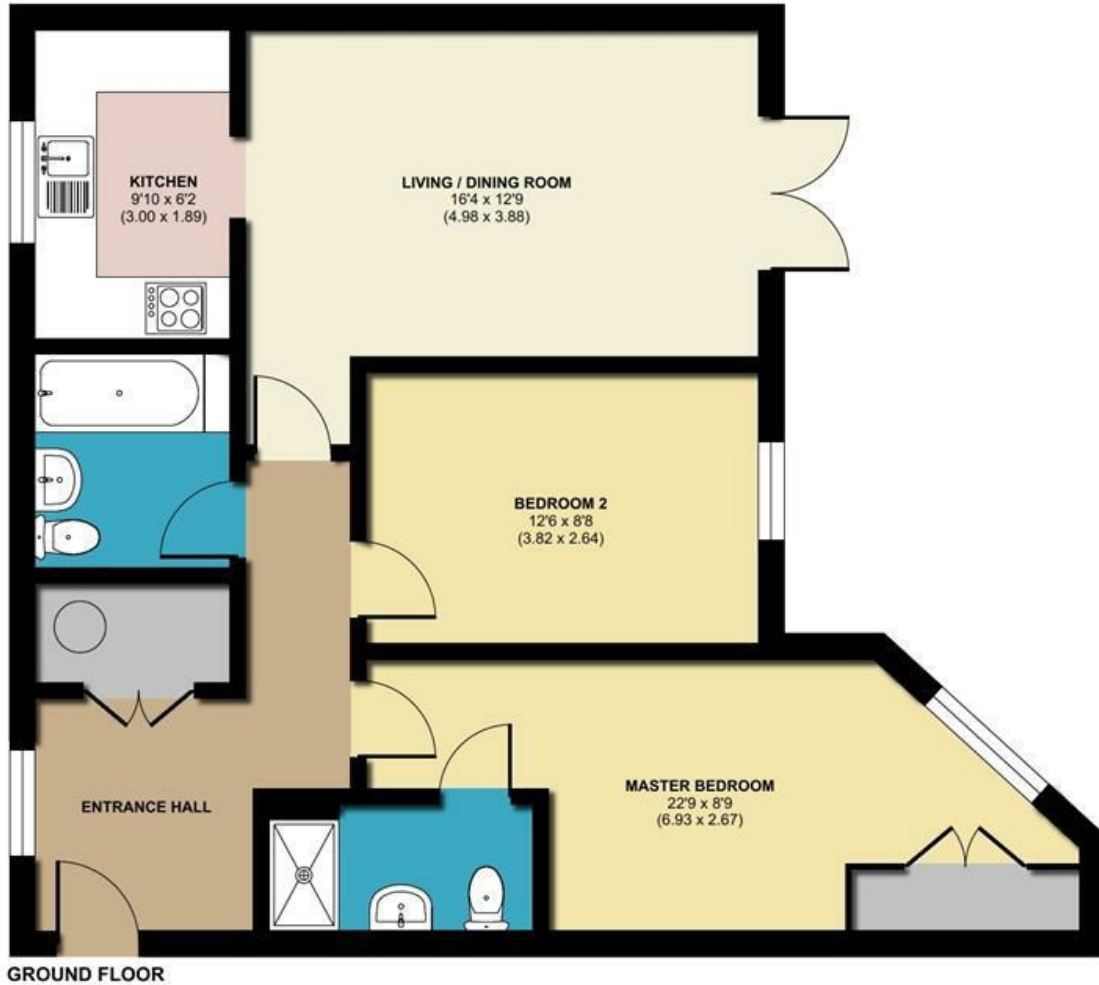
Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Very low risk for surface water flooding. Flooding from rivers and seas is Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Finchampstead Road, Finchampstead, Wokingham

Approximate Area = 730 sq ft / 67.8 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: 1183811

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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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