



42 Imogen House, Ashville Way  
Wokingham  
Berkshire, RG41 2AW

**£265,000 Leasehold**



This spacious two bedroom third floor apartment is situated on the popular Ashville Way development within easy walking distance of Wokingham train station and town centre. Accommodation comprises open plan kitchen/living room with Juliet balcony, integrated appliances, two double bedrooms including master bedroom with en suite shower room and bathroom with white suite.

There is one allocated parking space with communal grounds, bike and bin store and entry phone system.

Imogen House, Ashville Way was built in 2012 by highly regarded Cala Homes. The development is conveniently located within easy walking distance of Wokingham train station and shops with Leslie Sears playing field nearby, accessed off Eastheath Avenue There are also two supermarkets nearby, Lidl and Tesco.

- No onward chain
- Spacious kitchen/living room
- Close to Wokingham train station
- Over 600 sq ft of space
- Master bedroom with en suite
- Photographs taken 2020





## MATERIAL INFORMATION

### Part A

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

### Leasehold information

Term: 125 yrs from 1st January 2011

Years remaining: 112

Annual Service charge: £1537.32

Annual Ground rent: £275.00

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 - Electric Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 13 Mbps – Highest available upload speed: 1 Mbps

### Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

### Parking

There is one allocated parking space.

### Part C

#### Flooding

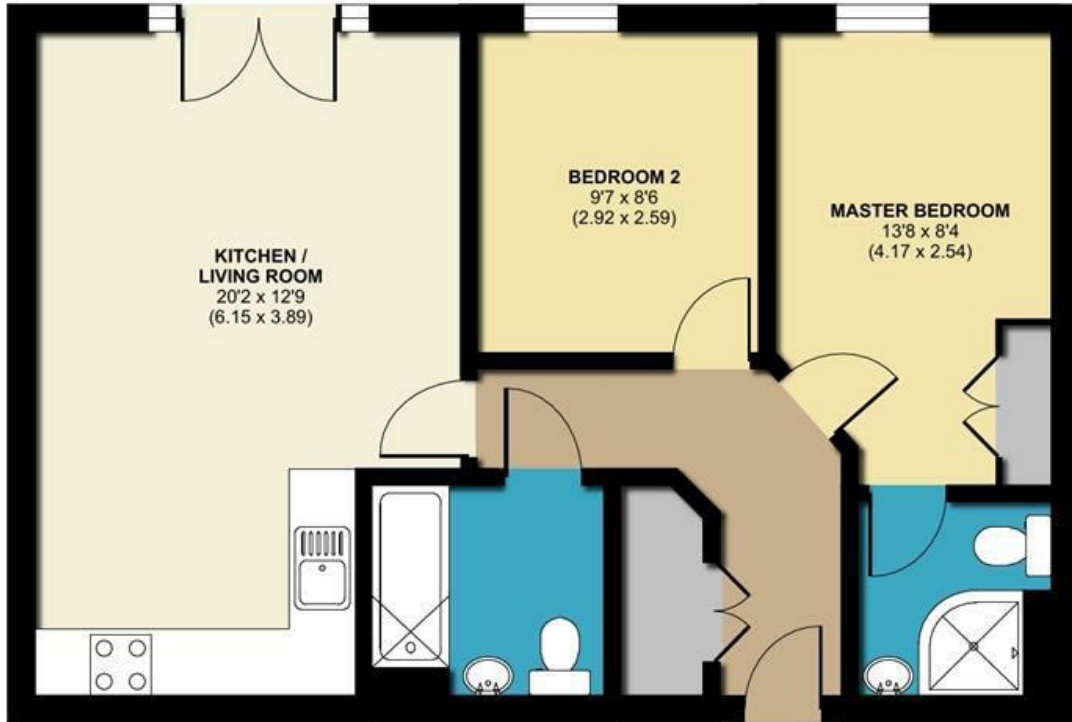
Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered high risk for surface water flooding. Flooding from rivers and seas is high risk, 'High' means more than 3.3% chance of a flood each year. for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



# Ashville Way, Wokingham

Approximate Area = 613 sq ft / 57 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Michael Hardy. REF: 153123

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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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