



**21, Drey House, Squirrel Walk
Wokingham
Berkshire, RG41 3AA**

£290,000 Leasehold



A spacious two bedroom second floor apartment with well maintained communal gardens at the rear. The property is well positioned close to local amenities and offers contemporary accommodation which includes entrance hall, spacious kitchen/living room with views over the communal rear gardens, two double bedrooms including master bedroom with en suite shower, bathroom.

There are landscaped rear gardens which are mostly laid to lawn with a path leading to an area of decking, an adjacent duck pond and lightly wooded borders. To the front of the building there is a cobbled driveway with an allocated and visitors parking. There is a communal front door with secure entry phone leads to the foyer and staircase to upper floors.

Drey House is situated in Squirrel Walk which is a stylish development off Old Woosehill Lane. There are local shops nearby and a supermarket on Woosehill. Built by Persimmon Homes in 2003 and located to the west of the town, Nearby Chestnut Avenue leads into woodland providing lovely walks. For the commuter the train station is within walking distance and the A329(M)/M4 can be reached via the east of the town.

- Offered with no onward chain
- Master bedroom with en suite
- Close to Wokingham train station
- Spacious open plan kitchen/living room
- Well maintained communal gardens
- Photographs taken in 2019





MATERIAL INFORMATION

Part A

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Leasehold information

Term: 125 yrs from the 21st June 2002

Years remaining: 103 yrs

Annual Service charge: £2,280.00

Service charge review: Every January

Annual Ground rent: £150.00

Ground rent review period: Every 25 years, increasing by £100.00, next review 2027 increasing to £250.00

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 - Gas central heating

Broadband Connection available (information obtained from Ofcom):
 Standard - ADSL/copper wire - Highest available download speed: 12 Mbps – Highest available upload speed: 1 Mbps
 Superfast - (FTTC) - Highest available download speed: 283 Mbps - Highest available upload speed 44 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

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 for surface water flooding. Flooding from rivers and seas is Very low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Flats Property Building's Door Entrance Floor - Ground floor



Squirrel Walk, Wokingham

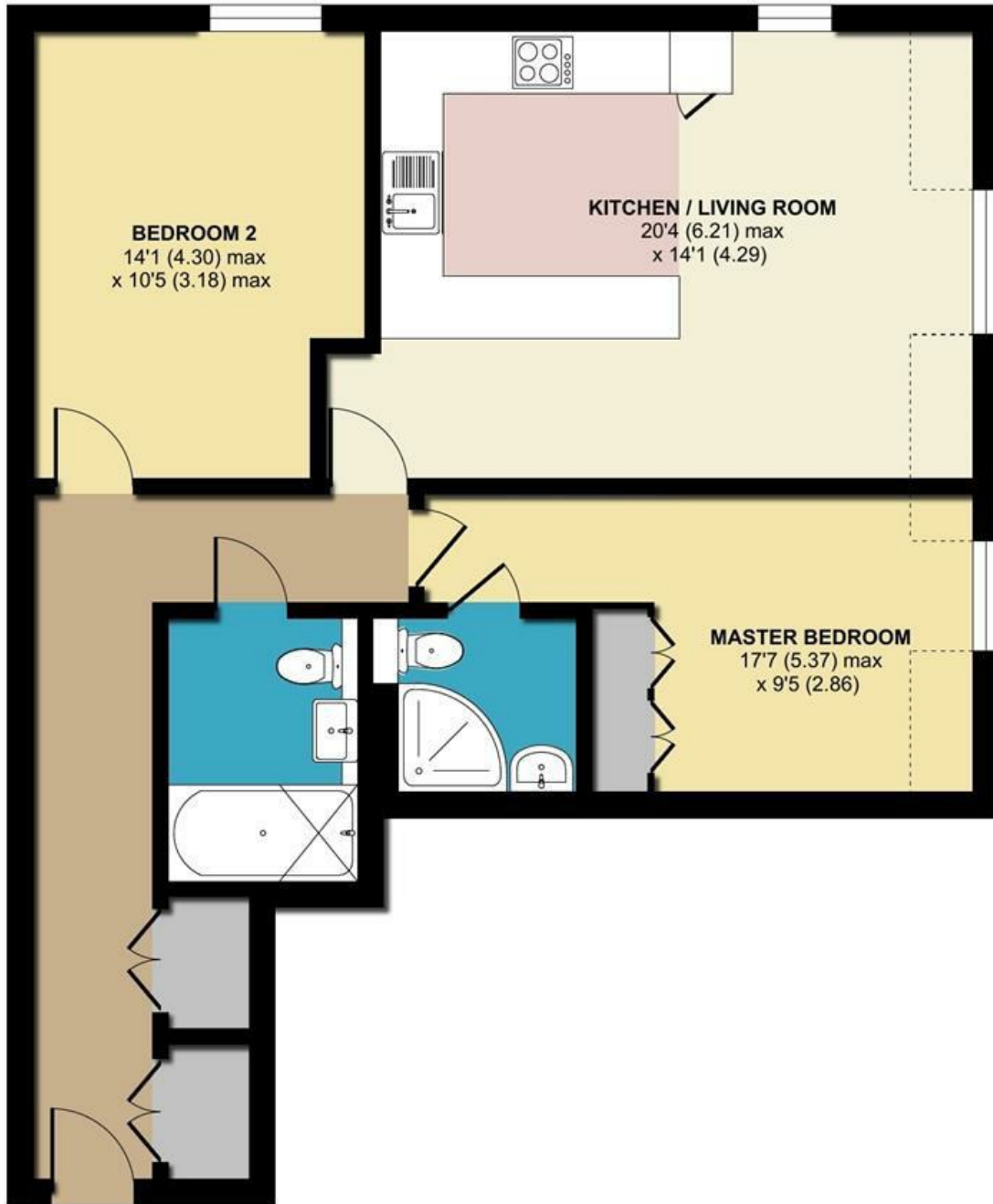
Approximate Area = 771 sq ft / 71.6 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Total = 802 sq ft / 74.4 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1189879

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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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