



Flat 3 Colton House, Hornbeam Place
Arborfield Green
Berkshire, RG2 9GW

£318,000 Leasehold



This beautiful ground floor apartment is situated in a quiet cul-de-sac in the Arborfield Green development. The property boasts views over the lake and a terrace with accommodation comprises two double bedrooms, the master benefitting from an en suite shower room and built in wardrobes, open plan kitchen/living room with a west facing balcony which has dual aspect windows overlooking the lake. This property would suit a variety of buyers, especially young professionals.

- Stunning ground floor apartment
- Fitted kitchen with integral appliances
- Balcony with stunning views over the lake
- Open plan kitchen/living room
- Master bedroom with ensuite
- Allocated Parking

Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: B

Leasehold information
Term: 999 years from 1st October 2016
Years remaining: 991
Annual Service charge: c.£1,200.72
Annual Ground rent: c.£250.00
Ground rent review period: Every 10 years, in line with RPI, next review 31st March 2025
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process

There is allocated parking for one car, bike storage and visitor parking.

Situated on the popular Waterman's View development and built by Messer's Crest Nicholson in 2020. The development is within proximity to Bohunt School, California Country park and pleasant rural walks. Located only minutes away from the regenerated Wokingham town centre.

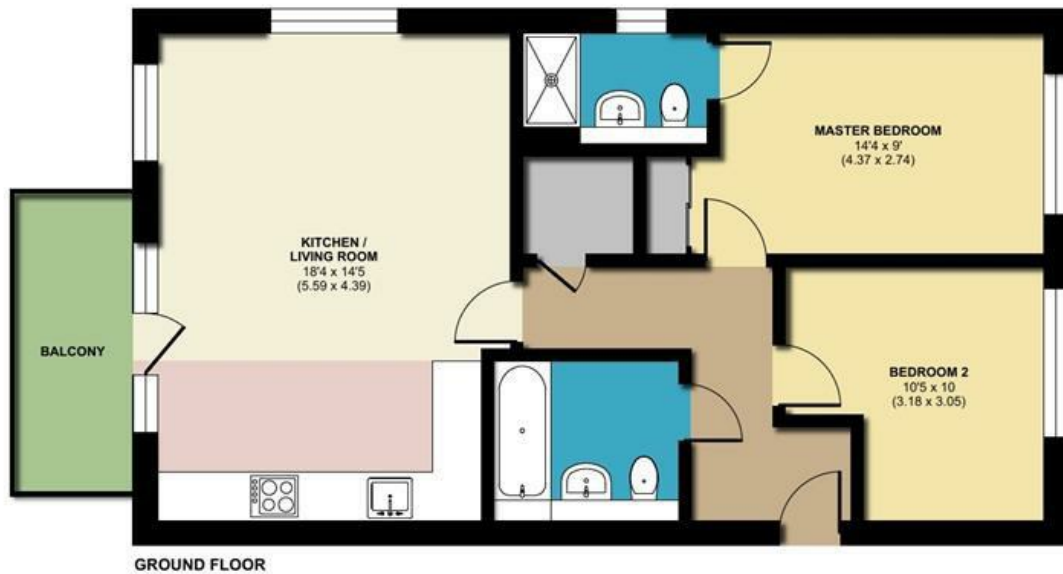




Hornbeam Place, Arborfield Green, Reading

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1207882

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 18074664 | Folio: A4681 | 31st October 2024