



Flat 29, Landen Court, Finchampstead Road  
Wokingham  
Berkshire, RG40 2DY

**OIEO £185,000 Leasehold**



Offered to the market with no onward chain, a ground-floor apartment is ideally suited for a first-time buyer or investment purchase. Accommodation comprises a living room, recently modernised kitchen, bedroom and a refitted bathroom. The property has also had new double-glazed windows. Wokingham marketplace and the railway station are both c.800 metres walk with the recently completed Elms Field close by.

- Walking distance to the town centre
- Ground floor
- Modernised throughout
- No onward chain
- New double glazed windows
- 390 Sq Ft / 36.2 Sq m

Block paved communal parking area with shrub and lawn borders.

Landen Court development was built in the late 1980's as purpose built one bedroom apartments ideal for first time buyers or investment purchasers. The property is conveniently situated for Wokingham train station and town centre, both c.800 metres walk. Tesco supermarket is nearby with a number of eating and drinking establishments in the recently finished Elms Field.

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

Leasehold information  
Term: 125 yrs from 9th August 2019  
Years remaining: 119  
Annual Service charge: c.£1298.12  
Annual Ground rent: c.£250.00  
Ground rent review period: Every 25 years, in line with RPI, next review 9th August 2044  
\*\*Under the terms of the 1979 Estate Agents Act we are required to inform you that this property is owned by an employee of Michael Hardy Wokingham Ltd.  
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.



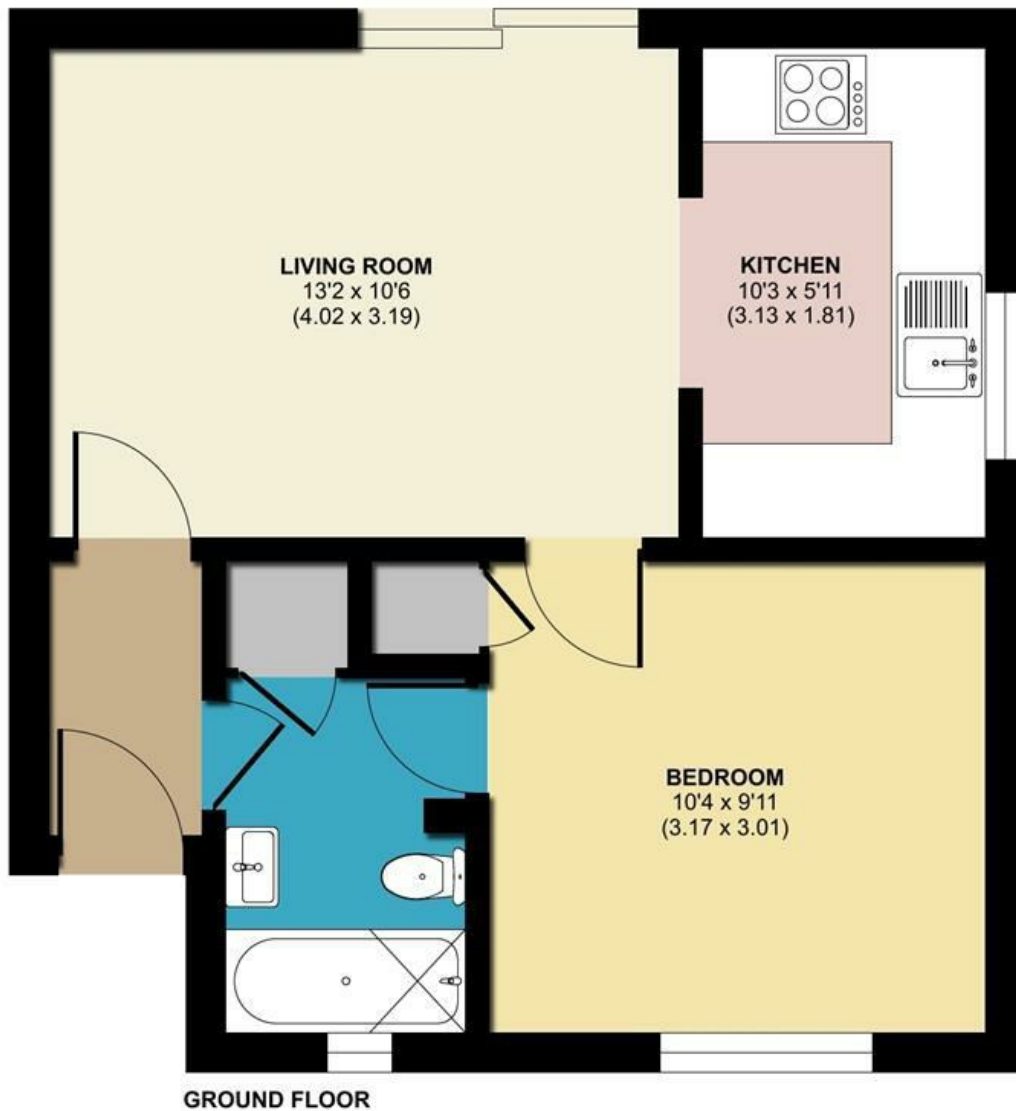




## Finchampstead Road, Wokingham

Approximate Area = 390 sq ft / 36.2 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 2025. Produced for Michael Hardy. REF: 1262701

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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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