



Kingsley Court  
Flat 4, Kingsley Place  
Wokingham  
Berkshire, RG41 3BE

**£375,000 Leasehold**



This smartly presented two bedroom ground floor apartment situated within a gated development set off the highly desirable Chestnut Avenue to the west of Wokingham town centre. The accommodation comprises two double bedrooms, ensuite shower room, family bathroom, spacious living room and separate kitchen. The property offers allocated parking and communal gardens.

- Impressive ground floor apartment
- Ensuite shower room
- Gated development
- Living room with French doors to patio
- One allocated parking
- Pets are not permitted in the apartments

Entered via electric gates with driveway leading towards the one allocated parking bay with beautiful lawned communal gardens offering outside space throughout the year. Unfortunately, pets are not permitted in the apartments.

Kingsley Place is a private gated development located off the very desirable Chestnut Avenue. There is a local shop with a post office within easy walking distance and a supermarket on the nearby Woosehill development. Wokingham is just a 5 minute drive away with its regenerated town centre which boasts a selection of independent shops, cafes, restaurants, pubs and a boutique cinema. For the commuter the train station is approximately 1½ miles away and the A329(M)/M4 can be reached either via Winnersh or from the east of Wokingham.

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

Leasehold information  
Term: 125 yrs from 24th June 2009  
Years remaining: 109  
Annual Service charge: £1,283.68  
Annual Ground rent: £250.00  
Ground rent review period: Every 25 years, in line with RPI, next review 24th June 2034 NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

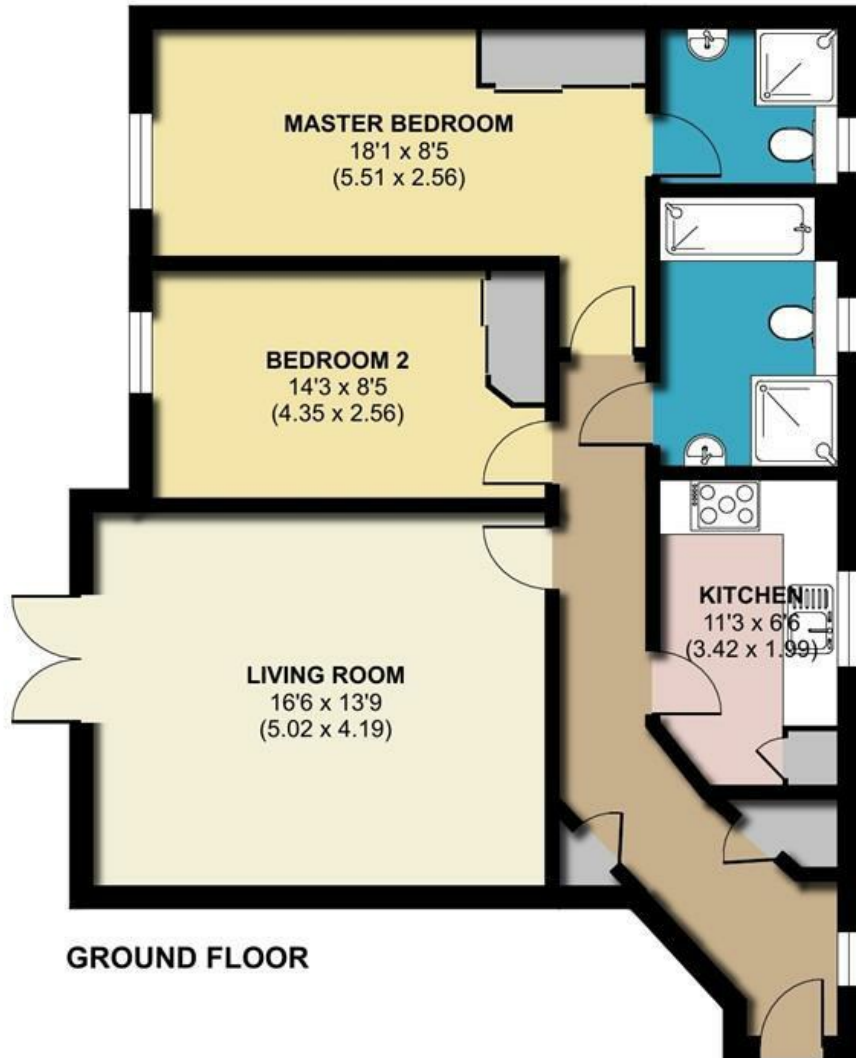




## Kingsley Court, Kingsley Place, Wokingham

Approximate Area = 839 sq ft / 77.9 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: 1286651

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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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