



**Flat 14, Saxons Court, Peach Street
Wokingham
Berkshire, RG40 1XH**

£335,000 Leasehold



Located in the heart of Wokingham town centre, this modern apartment was built in 2018 to an exceptional standard. The property offers two generously sized double bedrooms, including a principal bedroom with en suite shower room, a stylish fitted bathroom, and an open plan kitchen/living area with access to a private balcony. Further benefits include a secure bike and wheelchair lock up in the garage area, an allocated underground parking space, and CCTV on the ground level for additional security. The parking area is also secure with key fob access only. The property is offered to the market with the advantage of no onward chain.

- No onward chain
- Balcony
- En-suite shower room
- Open plan kitchen/living room
- Two double bedrooms
- Underground parking

This apartment benefits from an allocated parking bay within an underground car park with a secure bike and wheelchair lock up, CCTV for additional security. To the front of the property, there are well-maintained communal areas along with a private seating area situated by the front door.

Saxons Court is a thoughtfully converted development comprising one and two bedroom apartments, ideal for first-time buyers or investors. The property benefits from a prime location, with all the town's facilities on the doorstep, including shops, restaurants, and other local amenities. It is conveniently situated within easy walking distance of Wokingham town centre and train station, and offers excellent access via the east of the town to Bracknell, the A329(M), and the M4.

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

Leasehold information
Term: 125 yrs from 1st January 2018
Years remaining: 118 yrs
Annual Service charge: c.£2354.96
Annual Ground rent: c.£300.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

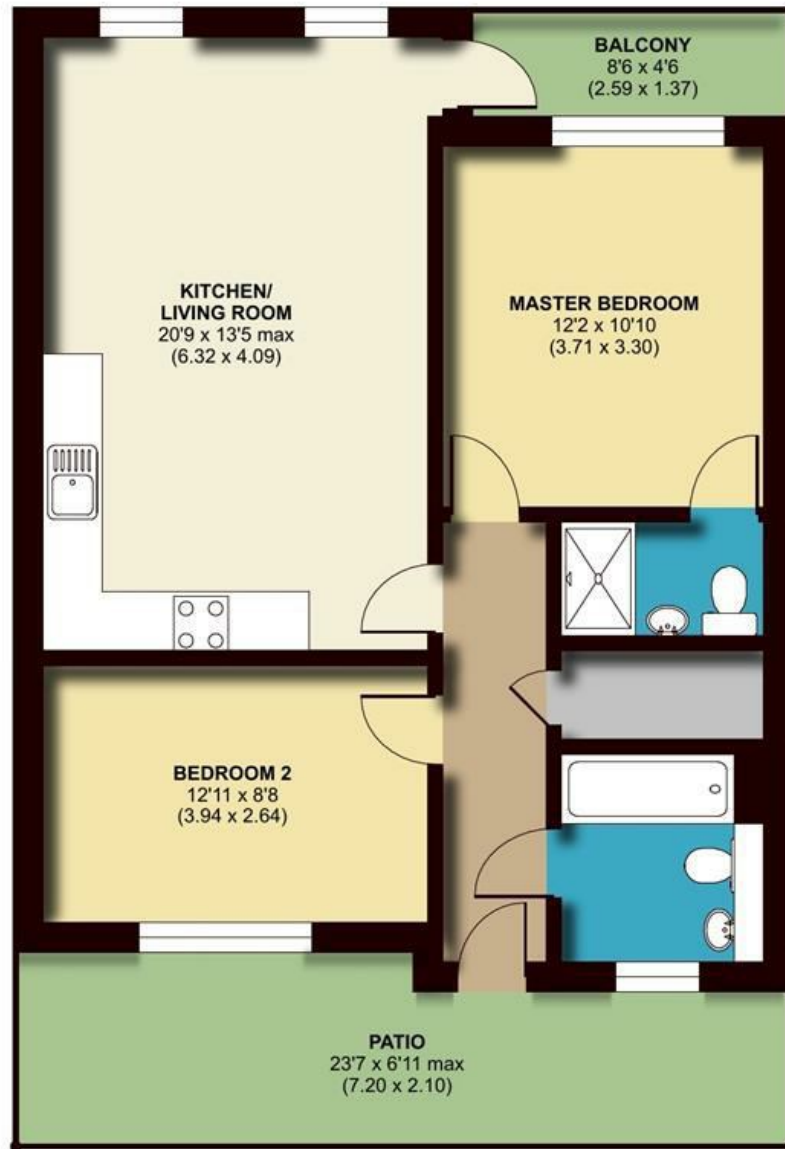




Peach Street, Wokingham

Approximate Area = 700 sq ft / 65 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: 620163

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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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