



Oak Drive, Arborfield Green

- Ground floor
- Could suit a first time buyer
- Allocated parking
- Close to amenities
- Ideal for investment
- Ideal retirement flat
- Electric heating
- Band c council tax

£229,999

Tenure: Leasehold

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Oak Drive, Arborfield Green

DESCRIPTION

Hunters are now in receipt of an offer for the sum of £220,000 for Flat 2 Barrow House.

Anyone wishing to place an offer on the property should contact Hunters Estate Agents, 0118 979 5618 wokingham@hunters.com prior to exchange of contracts.

Hunters Estate Agents Wokingham office are pleased to present for sale this very well maintained ground floor apartment situated in the sought after Crest Nicholson development in Arborfield Green.

The accommodation comprises hallway, open plan living room /kitchen with integrated appliances, two good size double bedrooms and a family bathroom and to the outside a small patio area and communal gardens.

Arborfield green is a relatively new development located within Arborfield which is a small town in central Berkshire. Both Reading and Wokingham are within easy driving distance with good transport links nearby. For the commuter the M4 motorway is about a ten minute drive away. Wokingham the nearest large town is regularly voted one of the nicest towns in the UK to live and benefits from a great selection of shops, bars and restaurants. New facilities such as a state of the art leisure centre with swimming pool really does benefit local residents. For the buyer with children then the new Bohunt secondary school is within walking distance and junior schools are close by. For the commuter Wokingham mainline railway station connects London Waterloo and Reading with onward connections to London Paddington.

This property is sold with vacant possession and an internal viewing is highly recommended.

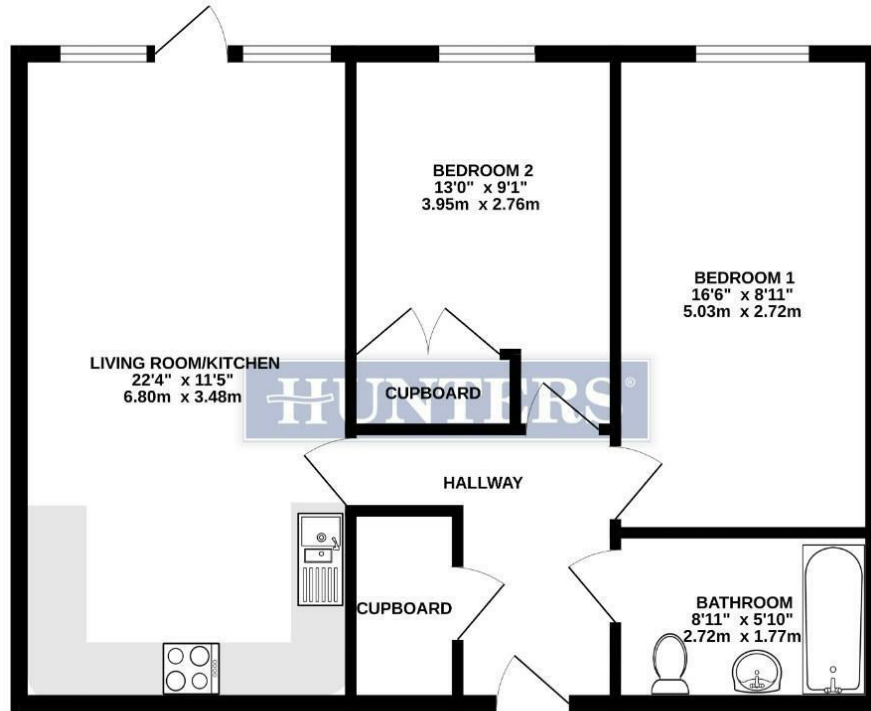
'ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED'. our client will not be held responsible for any on going charges from the date of possession.

Please note the above property was repossessed by the mortgagees in possession and is now vacant.

Council tax band C. Ground rent currently £150 per year and service charge currently £1831 per year



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales				England & Wales		
	EU Directive 2002/91/EC				EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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