

Ashville Way, Wokingham

- Two Bedrooms
- Fitted Kitchen
- Close to train station
- Walking distance to Wokingham town centre
- En-Suite to Master
- Allocated Parking
- No onward chain

Asking Price £260,000

Tenure: Leasehold

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Ashville Way, Wokingham

DESCRIPTION

Hunters estate agents are please to offer for sale this two double bedroom first floor flat is based in the popular Ashville way development, located closely to train station and town centre.

The property comprises of two double bedrooms, with en suite on master, family sized bathroom and open plan lounge/kitchen.

The flat also has allocated parking space for the property and lift in the building as well as stairs.

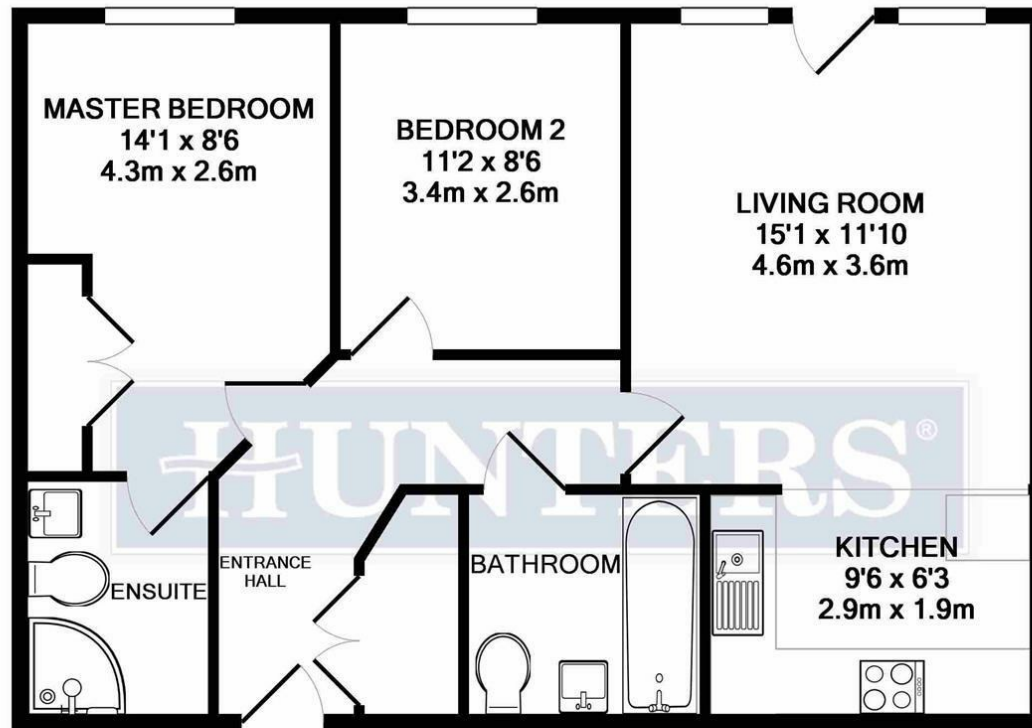
About the area:

Wokingham Borough offers a great range of amenities and the town centre has recently undergone a rejuvenation including a brand new leisure centre including a swimming pool. Wokingham is regularly voted one of the nicest towns in the UK to live and benefits from a great array of shops bars and restaurants.

This property would suit a first time buyer or property investor. Offered for sale with no onward chain, we feel it is well worth an inspection. We understand that the property has approximately 112 years remaining on the lease , £1781 service charge per anum and a ground rent of £275 per year. These figures will need verifying before continuing with a purchase.



Council Tax: C



TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Please contact our Hunters Wokingham Lettings Office on 01189795618 if you wish to arrange a viewing appointment for this property or require further information.
 43c Peach Street, Wokingham, RG40 1XJ
 Tel: 01189795618 Email: wokingham@hunters.com <https://www.hunters.com>



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	
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
	84	87	82
England & Wales	EU Directive 2002/91/EC		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

