



Ferard Corner, Warfield

- Private Patio Area
- No Onward Chain!
- Four Piece Ensuite
- Prime Location
- Modern Throughout
- Car Port And Parking Space
- Two Double Bedrooms
- 890SqFt
- Ground Floor Apartment
- Berkeley Home

Asking Price £345,000

Tenure: Leasehold

HUNTERS®
HERE TO GET *you* THERE

Ferard Corner, Warfield

DESCRIPTION

Luxury Ground Floor 2-Bedroom Apartment with Private Terrace – Woodhurst Park, Warfield

This beautifully presented ground floor luxury apartment is located within the sought-after Woodhurst Park development in Warfield and offers a rare opportunity to enjoy spacious, high-end living in a tranquil, well-connected setting. Boasting an impressive 890 sq ft of internal space, this property is significantly larger than the average apartment and features two generously sized double bedrooms. The master bedroom benefits from a stylish ensuite bathroom, while a modern family bathroom serves the second bedroom and guests.

One of the standout features of this home is the private terrace and patio area, a highly desirable and rarely available benefit in the development, offering the perfect space for outdoor dining or relaxing in the sun. The open-plan kitchen, living, and dining area is both spacious and bright, with high-quality finishes and integrated appliances, creating an inviting environment for entertaining or unwinding at home.

In addition to its generous interior and private outdoor space, the property includes both an allocated parking space and a covered car port, providing practical convenience and peace of mind. Surrounded by beautifully landscaped communal gardens, green open spaces, and scenic woodland walks, this apartment combines modern luxury with a peaceful village-like atmosphere. With local amenities, excellent schools, and major transport links all within easy reach, this is a rare opportunity to own one of the finest apartments in Woodhurst Park.

Early viewing is highly recommended.



Approximate Area = 890 sq ft / 82.6 sq m

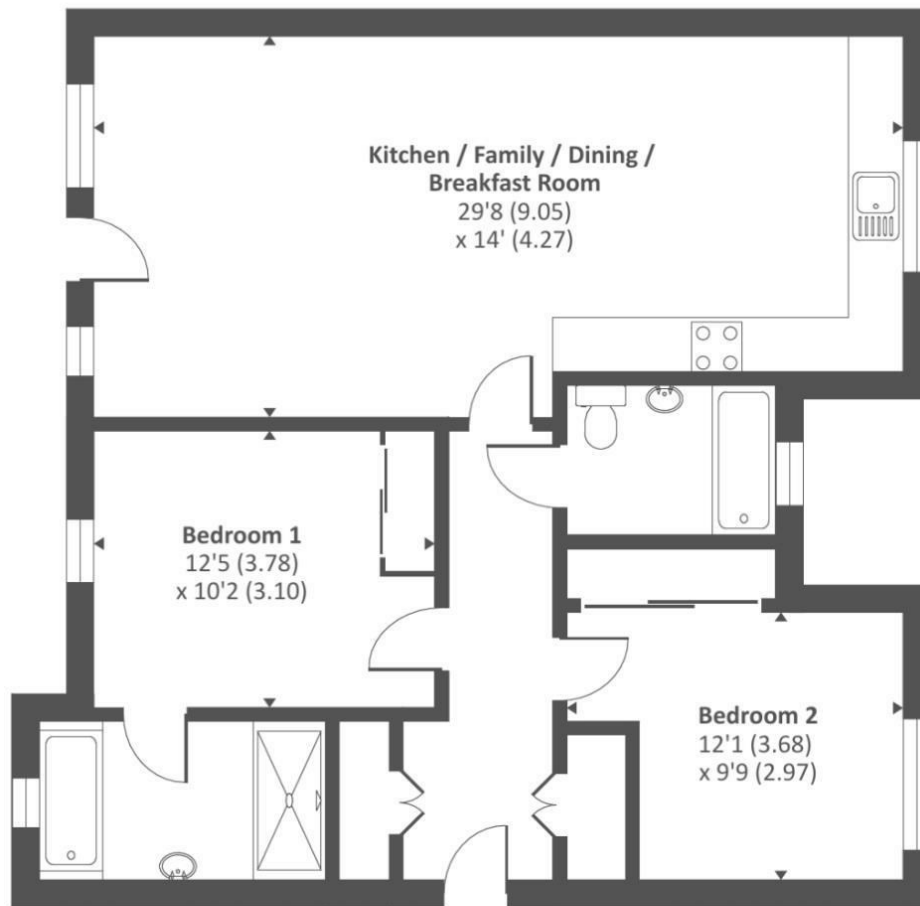
For identification only - Not to scale

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	
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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



Ground floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Chancellors Estate Agents. REF: 888399

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>



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

HUNTERS[®]
HERE TO GET *you* THERE