

# HUNTERS®

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## Ashville Way

Wokingham, RG41 2AT

Offers Over £250,000



Hunters Estate Agents are pleased to offer to the market for sale this well presented Cala built home, which have a great reputation and built to a high standard. This superb apartment is found on the second floor and located in the popular Emm Square development close to Wokingham train station and town centre.

The property benefits from having two good size double bedrooms, an open plan lounge/kitchen, en-suite to the master bedroom and a family bathroom. The property also offers one allocated parking space, lift access to all floors and two master staircases. There is also a secure bike store. New to Wokingham is Peach Place, Elms Field, Everyman Cinema, Bowling alley and a new swimming pool which are all close by. . Also its nearby to a Lidl supermarket.

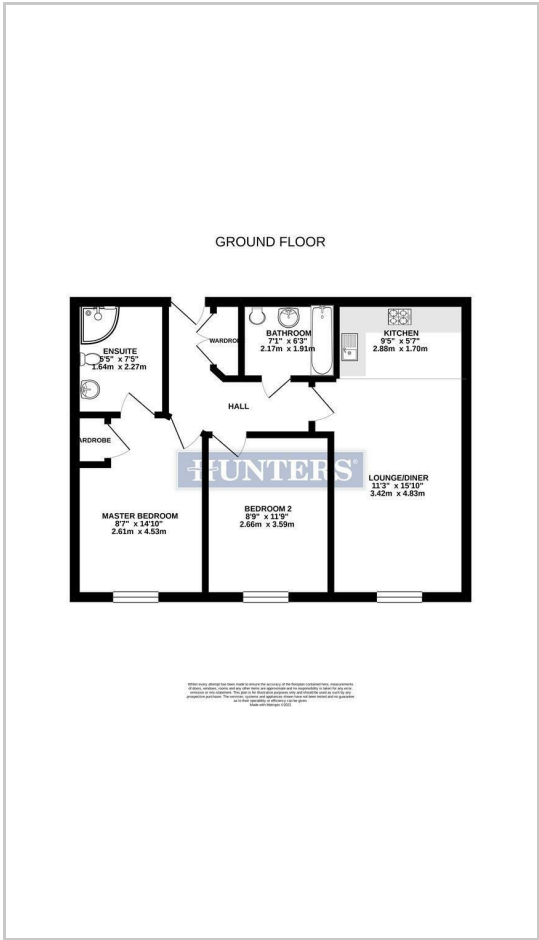
The location is fabulous as Wokingham town centre is just a two minute walk away and provides a great range of shops, bars and restaurants including a Waitrose supermarket, Boots the chemist, Tesco superstore and a selection of major banks.



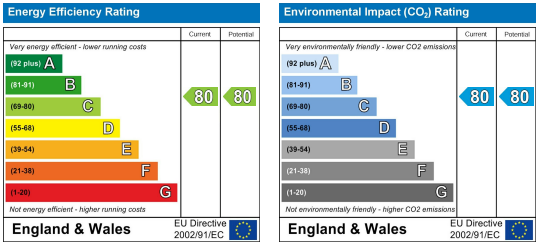
Area Map



Floor Plans



Energy Efficiency Graph



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.