Property ref: 184413

Milton Gardens, Wokingham, RG40 1DA

£1,450 PCM



Fantastic two bedroom second floor apartment in central Wokingham. Well proportioned throughout with an entrance hall, modern fitted kitchen with appliances and breakfast bar, spacious light airy living room, two good size double bedrooms both with fitted wardrobes. Family bathroom with shower above bath fully tiled. Allocated parking and communal gardens. Excellent location for mainline train station and short walk in to town centre. Links to major transport links including A329 & M4. Wokingham Council Tax Band C. EPC Rating C.

Available 07/12/2026

- Second Floor Apartment In Central Wokingham
- Two Spacious Bedroom with Fitted Wardrobes
- Family Bathroom with Shower Above Bath
- Excellent Location To Town Centre and Mainline Station
- Allocated Parking
- Managed By Michael Hardy/Unfurnished

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

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lettings@michael-hardy.co.uk www. michael-hardy.co.uk

Michael Hardy Lettings, Michael Hardy Estate Agents 9 Broad Street,Wokingham, Berkshire, RG40 1AU

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

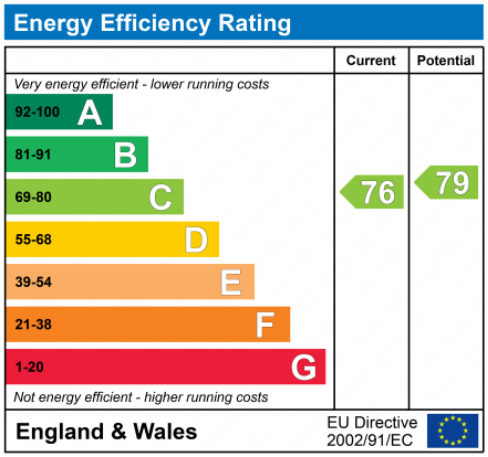








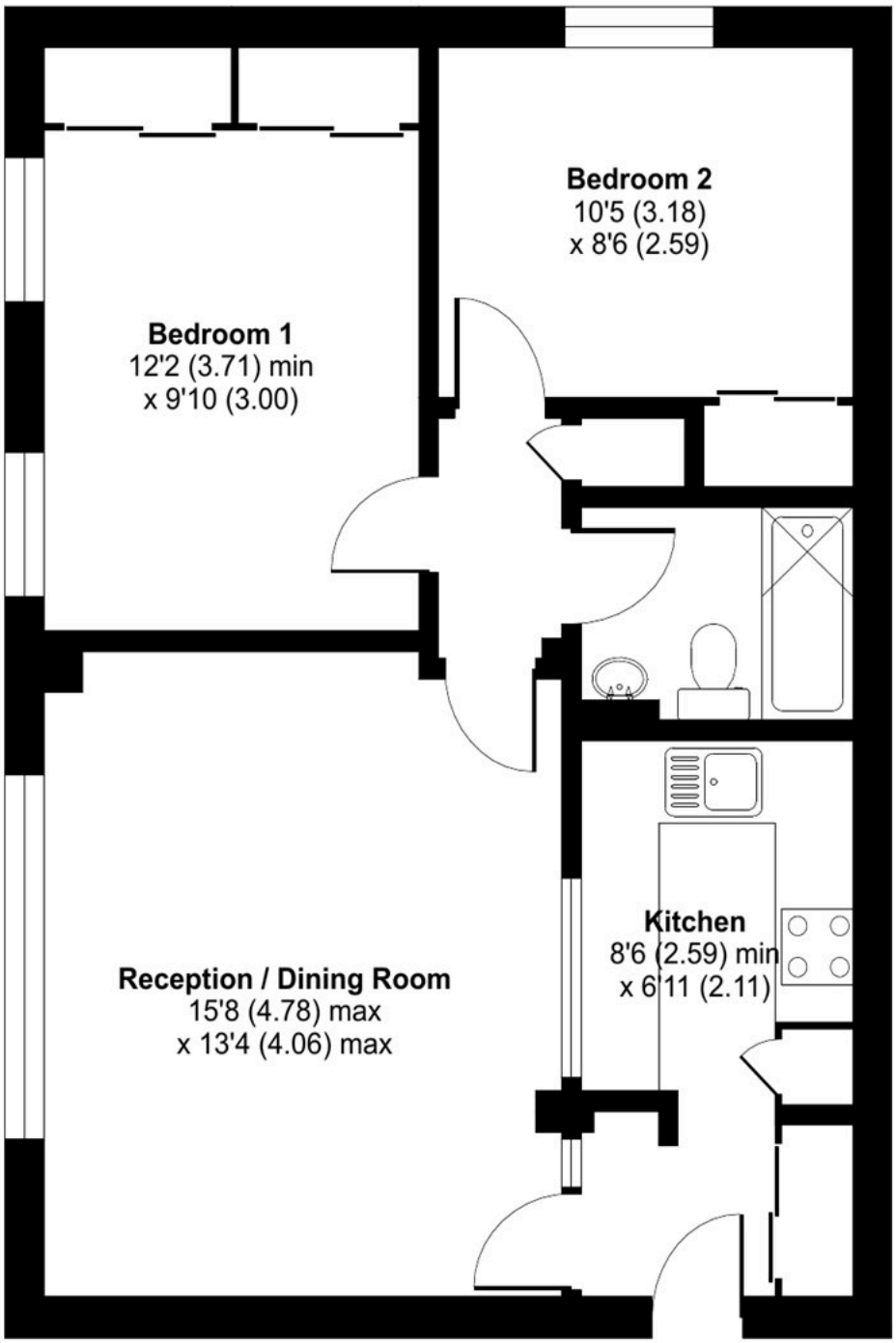




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
92-100 A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G
Not energy efficient - higher running costs
76
79
England & Wales
EU Directive 2002/91/EC

Milton Gardens, Wokingham, RG40

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hat and Home Limited. REF: 789489