MICHAEL HARDY
SALES & LETTING



9 Eyre Court, Finchampstead Road,
Wokingham,
Berkshire, RG40 2NX

Guide Price £425,000 Leasehold





Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Leasehold information
Term: 125 yrs from 1st November 2001
Years remaining: 100 yrs
Annual Service charge: c.£2,604.00
The vendor informs us that flat 9 owns a share of the freehold.
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

- Spacious living/dining room
- Two generous double bedrooms
- Two allocated parking space
- Kitchen with integrated appliances
- Two bathrooms (including en-suite to the master bedroom)
- Walking distance to Wokingham station and town centre

Offered to the market with no onward chain, this stunning second floor apartment is set within a highly regarded development by renowned builders Millgate Homes. It offers the perfect blend of town centre convenience and secure, private living. The accommodation comprises a spacious central hallway leading to a stunning 23ft living/dining room with scenic views across the beautifully maintained communal grounds. There is a separate kitchen with integrated appliances, a generous master bedroom with fitted wardrobes and an en suite with both a bath and shower, a further double bedroom, and a separate family bathroom. The property also features allocated and visitor parking, presenting an exceptional opportunity for professionals, downsizers, and investors alike.

The property is approached via secure, twin brick pillared, wrought iron, electric gates. A sweeping driveway leads to the front parking area, which includes allocated and visitor spaces with attractive lighting. The grounds feature beautifully landscaped ornamental gardens with box hedging and specimen shrubs. Beyond lies an expansive communal lawn complete with a central circular terrace and rose arbor, all securely screened by mature trees and shrubs.

Eyre Court was built by Millgate Homes in 2001. It is a stunning building comprising a number of luxury apartments, with parking to the front and views across lovely grounds. Situated just on the southern outskirts of town, it is within easy walking distance of both the train station and local shops and restaurants. For the commuter, the A329(M) and M4 can be easily accessed from the east of town.







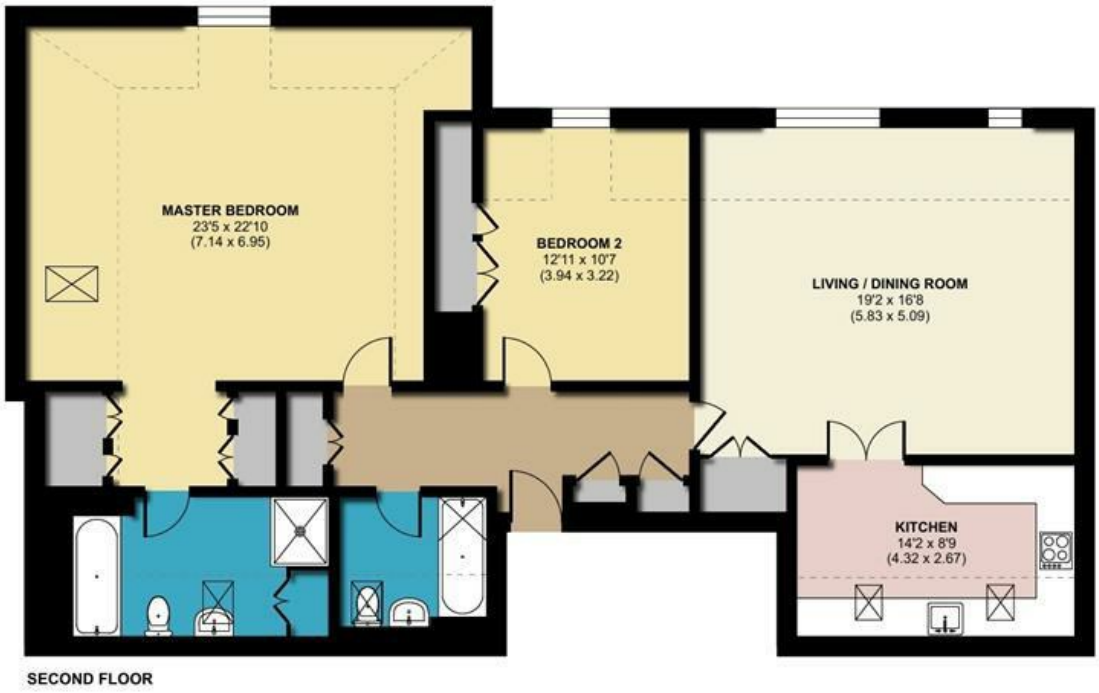

VENICE

Floorplan

Eyre Court, Finchampstead Road, Wokingham, RG40

Approximate Area = 993 sq ft / 92.2 sq m
Limited Use Area(s) = 400 sq ft / 37.1 sq m
Total = 1393 sq ft / 129.3 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1495267

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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