The Estate Agent People Recommend

WentWorth Estate Agents

Flat 3 Millgate Court Ruscombe Lane, Ruscombe RG10 9JT

Price guide £350,000





Situated in the charming area of Ruscombe Lane, this purpose-built ground floor apartment offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and two bathrooms, this property is ideal for both individuals and small families seeking a modern living space.

Upon entering, you are greeted by a spacious entrance hall leading to a good sized living room that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is designed with functionality in mind, making meal preparation a pleasure with enough room for a table. The layout of the apartment ensures that every inch of space is utilised effectively, creating a warm and welcoming home.

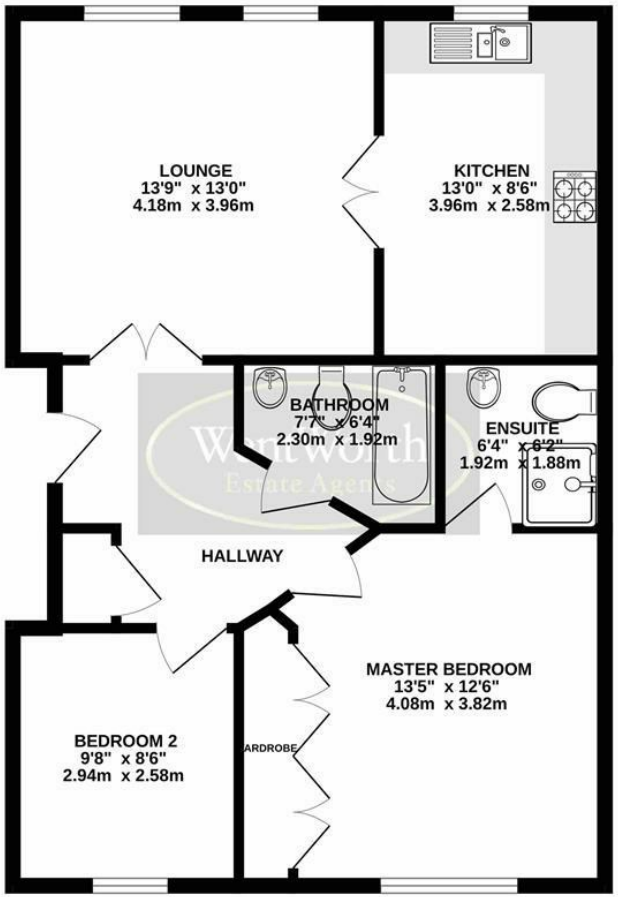
One of the standout features of this property is its location. Situated within walking distance to the village centre and the local train station which is on the Elizabeth Line, residents can enjoy easy access to a variety of amenities and transport links. This sought-after area is known for its community spirit and picturesque surroundings, making it a wonderful place to live.

Additionally, the apartment benefits from well-maintained communal gardens, providing a serene outdoor space for residents to enjoy. There is also dedicated residents parking, ensuring that convenience is at the forefront of this property.

In summary, this two-bedroom, two-bathroom flat on Ruscombe Lane presents an excellent opportunity for those looking to settle in a desirable location with ample amenities nearby. With its spacious interiors and lovely communal areas, this apartment is not to be missed. NO ONWARD CHAIN.

EPC rating B
Council tax band C. Wokingham Borough Council
Tenure leasehold 125 years from 1st January 2005.
Annual service charge £1728.26 Annual Ground Rent £200.

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



ACCOMMODATION

- SPACIOUS GROUND FLOOR APARTMENT
- TWO BEDROOMS AND TWO BATHROOMS (1 ENSUITE)
- SUPERB LOCATION WALKING DISTANCE TO VILLAGE CENTRE AND MAINLINE RAILWAY STATION
- GOOD SIZED LIVING ROOM AND FITTED KITCHEN
- WELL MAINTAINED COMMUNAL GROUNDS
- DEDICATED PARKING SPACE
- NO ONWARD CHAIN









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.