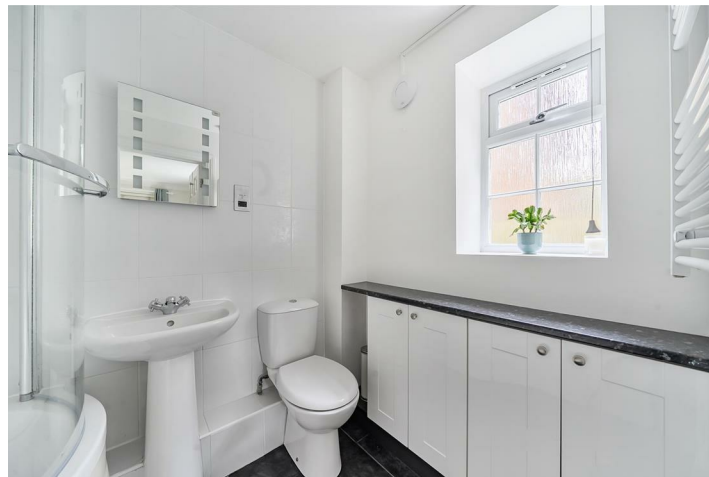




15, Dodsells Well,  
Wokingham,  
Berkshire, RG40 4YE

**Guide Price £200,000 Leasehold**



A stylish and well presented one bedroom apartment offering modern open plan living in the heart of Finchampstead. Perfectly suited to first time buyers, downsizers or investors, the property combines practical accommodation with a bright and contemporary feel throughout. The apartment centres around an impressive open plan kitchen/dining/living space, creating a sociable and versatile area ideal for both relaxing and entertaining. The modern kitchen is thoughtfully arranged with ample worktop and storage space, while the living area benefits from plenty of natural light. The double bedroom is well proportioned and served by a modern bathroom, completing this smart and low-maintenance home.

- Ideal first time buy or investment
- Contemporary kitchen and bathroom
- Well presented throughout
- Spacious open plan living area
- Modern one bedroom apartment
- Popular Finchampstead location

The property benefits from well maintained communal surroundings and resident parking nearby.

Dodsells Well is ideally positioned within Finchampstead, offering easy access to local shops, cafes and everyday amenities. Wokingham town centre is also within easy reach, providing a wider range of restaurants, leisure facilities and transport links including nearby railway stations and access to the A329(M) and M4.

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

#### Leasehold information

Term: 999 yrs from 1st January 1989

Years remaining: 962

Annual Service charge: c.£1,080.00

The vendor informs us that flat 15 owns a share of the freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

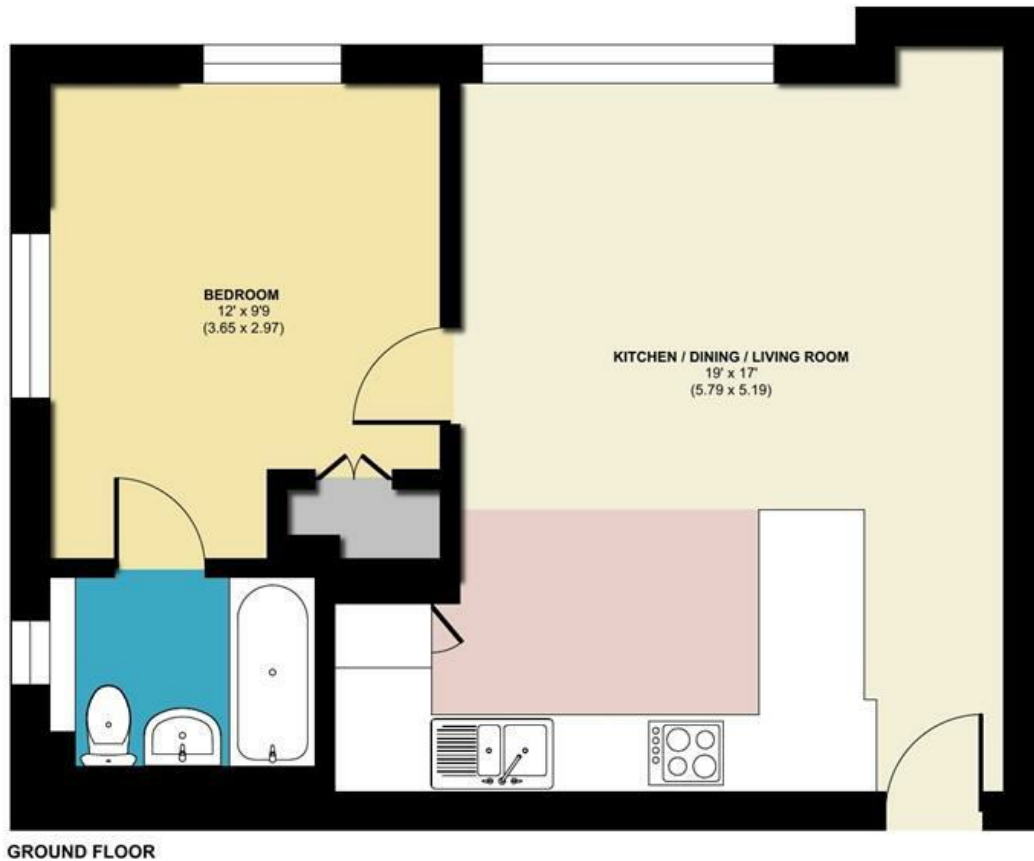




## Dodsells Well, Wokingham, RG40

Approximate Area = 444 sq ft / 41.2 sq m

For identification only - Not to scale



 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: 1459299

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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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