







Peach Street, Wokingham

- First floor Apartment
- Open plan kitchen/dinning room and separate tv room
- Separate double room with its own en-suite
- Balcony and Lot storage which can also convert to another room.
- Just moments from shops, cafés, restaurants, and excellent transport links
- Share of freehold
- Two double bedrooms with en-suites
- Separate WC
- Secure gated parking providing peace of mind in a central location
- No onward chain

Tenure: Share of Freehold

Offers In Excess Of £325,000

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Peach Street, Wokingham

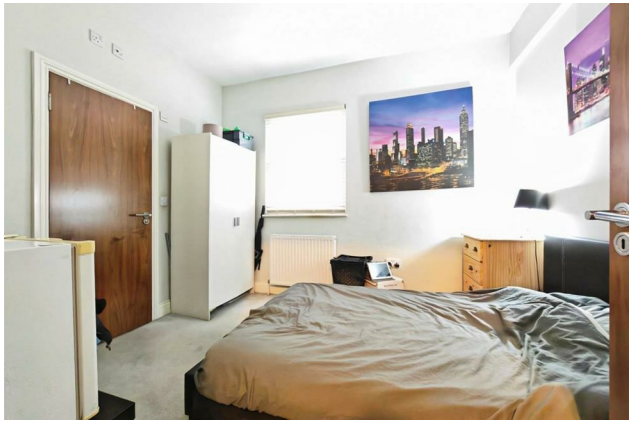
DESCRIPTION

Nestled in the heart of Wokingham, we are delighted to present this exceptional first-floor apartment on Peach Street. This modern residence boasts two spacious double bedrooms, each featuring its own private ensuite bathroom, ensuring comfort and privacy for all occupants. Additionally, there is a versatile third room with an ensuite, perfect for use as an office or a playroom, catering to a variety of lifestyle needs.

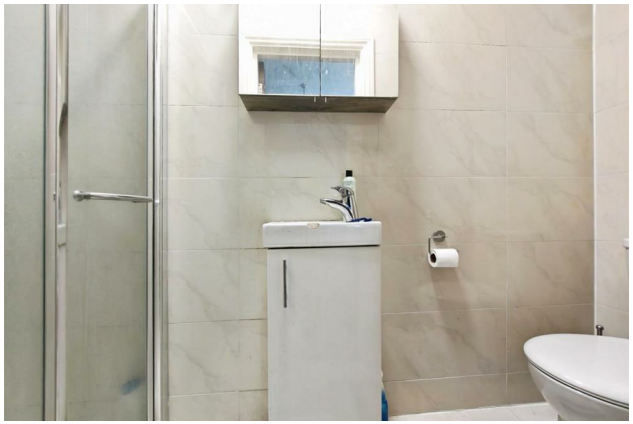
The apartment showcases a large open-plan kitchen and dining area, ideal for entertaining guests or enjoying family meals. Adjacent to this space is a cosy TV room, which provides a perfect retreat for relaxation, and it opens onto a charming balcony, offering a delightful outdoor space to unwind. last but not least there is also a loft space which potentially could be converted to another room.

As a share of freehold property, this apartment presents an excellent opportunity for investors. Currently achieving £1,600 per calendar month, the apartment has the potential to increase rental income to £1,800 per month if let as a three-bedroom flat. Alternatively, there is an opportunity to rent the property on a per-room basis at £850 per room, which could significantly increase the overall monthly income. The convenience of one allocated gated parking space adds to the appeal, making city living more accessible. With no onward chain, you can move in without delay and start enjoying all that Wokingham has to offer.

This property is not just a home; it is a lifestyle choice, situated in a vibrant town centre with a wealth of amenities, shops, and eateries right at your doorstep. Do not miss the chance to make this remarkable apartment your own.











Approximate total area(1)

791 ft²

Balconies and terraces

64 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ
Tel: 0118 979 5618 Email:
wokingham@hunters.com https://www.hunters.com

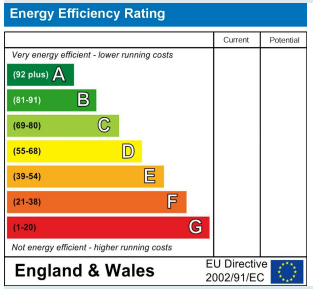
The Property Ombudsman

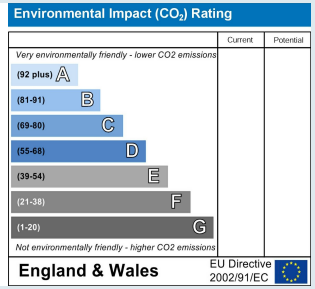
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





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

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