MICHAEL HARDY
SALES & LETTING



7 Shaftesbury Court, Wiltshire Drive,
Wokingham,
Berkshire, RG40 1TZ

OIEO £300,000 Leasehold





This well presented, two bedroom purpose built ground floor maisonette is situated in a desirable cul-de-sac location within walking distance of Wokingham town centre and the train station. The spacious accommodation comprises a living/dining room with patio doors opening onto a private patio area, a kitchen with space for appliances, and a white bathroom suite. Outside, there are well maintained communal gardens, a garage in a block, and resident parking.

- Offered with no onward chain
- Spacious living/dining room
- Communal gardens
- Recently redecorated throughout
- Two double bedrooms
- Garage in a block and allocated parking

The well maintained communal gardens are laid to lawn with mature hedge borders and shrubs. There is a patio at the rear of the property, with residents' parking located at the front.

Shaftesbury Court is a quiet cul-de-sac set off Wiltshire Drive, close to Wokingham town centre and its excellent amenities. The train station is a short walk away, providing direct access to Reading, London Waterloo, and Gatwick Airport. Exceptional local schools are within close proximity, and the open spaces of Cantley Park are also within easy walking distance.

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

Leasehold information
Term: 189 yrs from 1st May 1983 (New Lease)
Years remaining: 146
Annual Service charge: c.£978.40
Annual Ground rent: c.£343.08, and c.£750.00 pa for the garage
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





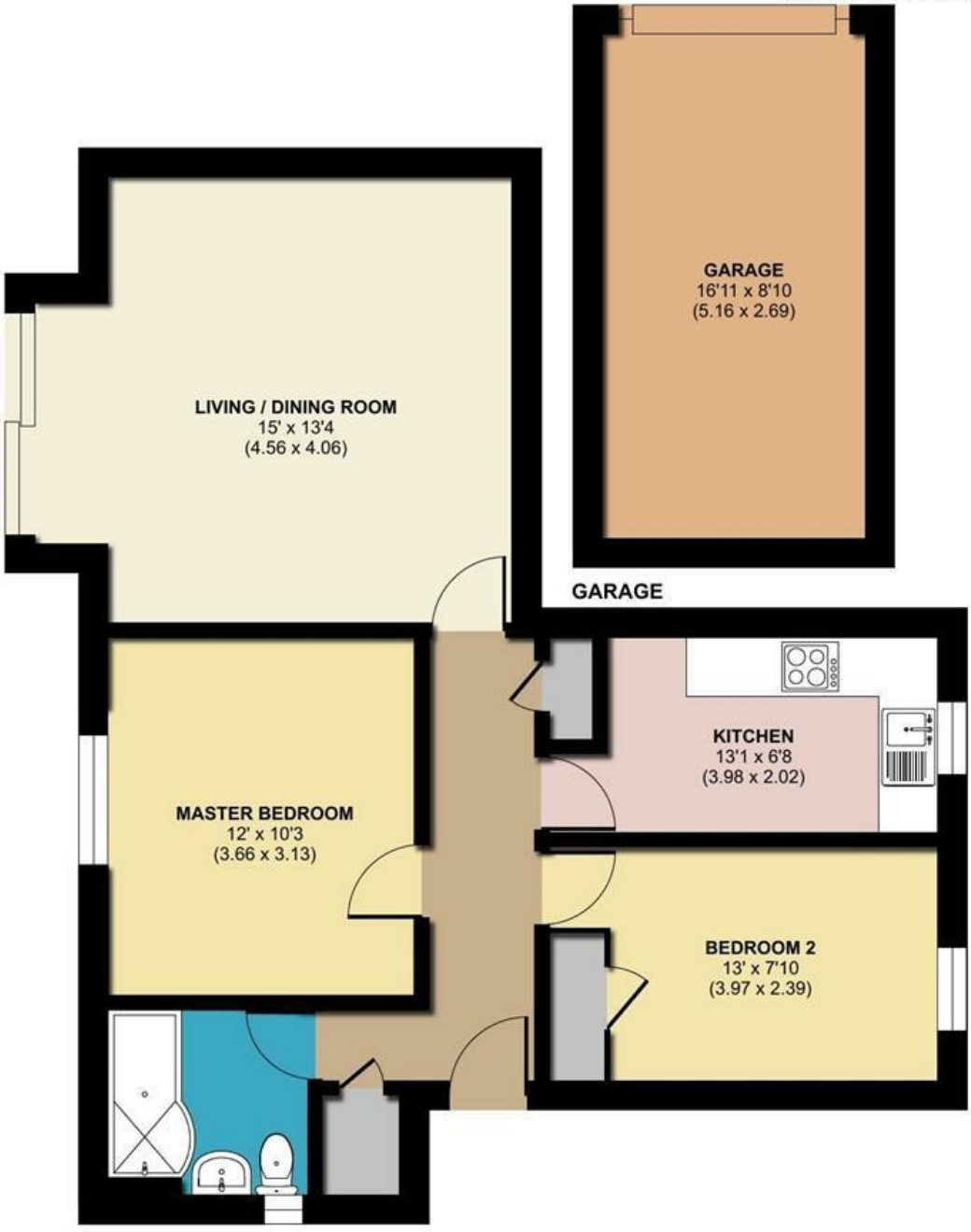

SHARP
Hotpoint



Floorplan

Wiltshire Drive, Wokingham

Approximate Area = 680 sq ft / 63.1 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 829 sq ft / 76.9 sq m
For identification only - Not to scale



GROUND 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: 1523712

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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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