



Set within an exclusive gated development on one of Sonning's most sought-after private tree-lined roads, this well-appointed two-bedroom apartment offers a rare combination of space, privacy and potential. Occupying approximately 979 sq ft of well-planned accommodation, the property features a bright dual-aspect living room, complemented by a separate dining area adjoining the kitchen, creating a versatile layout suited to both everyday living and entertaining. Both bedrooms are generously proportioned and benefit from their own en suite facilities, enhancing comfort and practicality. The apartment is set within attractive, well-maintained communal grounds, with both resident and visitor parking available. The property also offers scope for an incoming purchaser to update and personalise to their own specification. Ideally located, the property provides convenient access to local amenities in Woodley, with excellent transport links via the A329(M) and mainline stations at Twyford and Reading. The area is well served by a range of leisure facilities, with Sonning Golf Club just a short walk away. Offered to the market with no onward chain, this represents an excellent opportunity to secure a home in a highly desirable setting ideal.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Exclusive gated development on private road
- Impressive communal grounds
- Well-appointed apartment with opportunity to upgrade and refurbish
- 2 Bedrooms, each with en suites
- Dual aspect living room with separate Dining area
- Residents lift; Entry phone system; 2 Allocated parking spaces





Council tax band F

Council- Wokingham

Communal Grounds

The development enjoys well maintained park like communal gardens with areas of lawn interspersed by shrub beds and a number of seating areas for shared use.

Additional information:

Parking

There is a residents car park with 2 allocated spaces and visitor spaces for shared use.

Lease information.

Years remaining: 88 years, residents own a share of freehold

Service charge: £4037.87 for 2025/2026 until 30th April 2026

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – ceiling heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

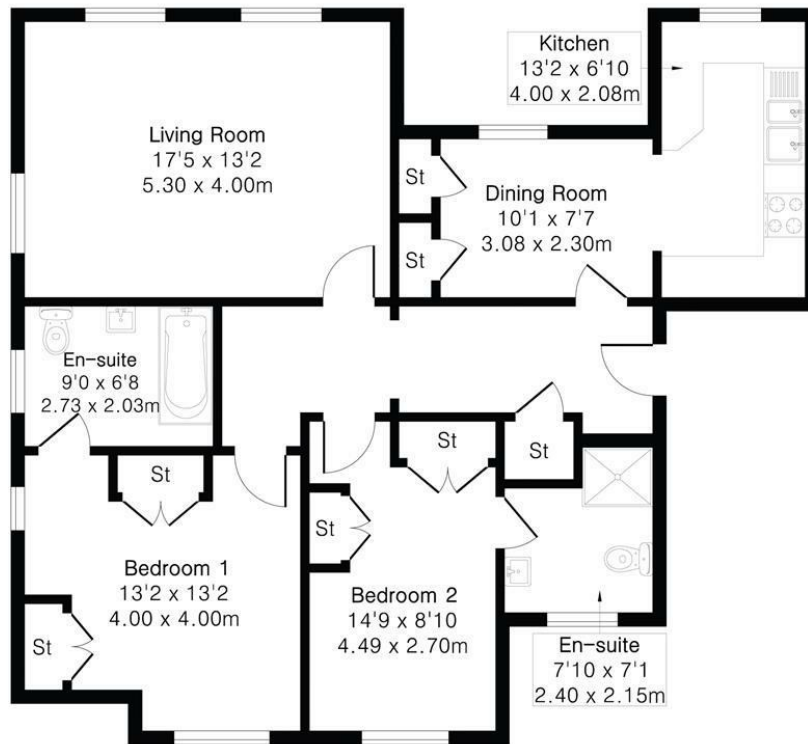
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate.

The property is located on the second floor and accessed via a lift and communal stairs.

Approximate Gross Internal Area 979 sq ft - 91 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.