



**WATLING**  
REAL ESTATE

**FOR SALE**

**PARKVIEW HOUSE, OAKLANDS PARK, WOKINGHAM, RG41 2BL**

Freehold Residential Investment Opportunity



# INVESTMENT HIGHLIGHTS

- ▶ Freehold unbroken block
- ▶ Recently converted
- ▶ Fully let with a rental income of £380,460pa
- ▶ 9 x 1-bedroom apartments and 16 x 2 bedroom apartments
- ▶ Combined Net Sales Area of 13,843 sq.ft
- ▶ Wokingham Railway Station located approximately 1 mile away



# LOCATION

The market town of Wokingham is often regarded as one of the most affluent areas in the UK and is continuously highly ranked as one of the top 10 places to reside. This comes as no surprise, with the wealth of excellent schools, local amenities and transport links that Wokingham offers.

Surrounded by the beautiful Berkshire countryside yet less than 40 miles from London, Wokingham is perfectly positioned for those looking to commute into London as well as nearby towns such as Reading, Bracknell and Maidenhead.

The town boasts an abundance of transport links, with Wokingham's mainline station offering trains to London Waterloo, Reading, Paddington and a direct train to Gatwick in just over an hour. There is also regular bus routes and easy access to the nearby A329M, M3 and M4 motorways which connect Wokingham with the rest of the country.

The property is located southwest of Wokingham town centre within the Fishponds Industrial Area. The property is located at the southern edge of Leslie Sears Park and is accessed via Molly Millars Lane.



# DESCRIPTION

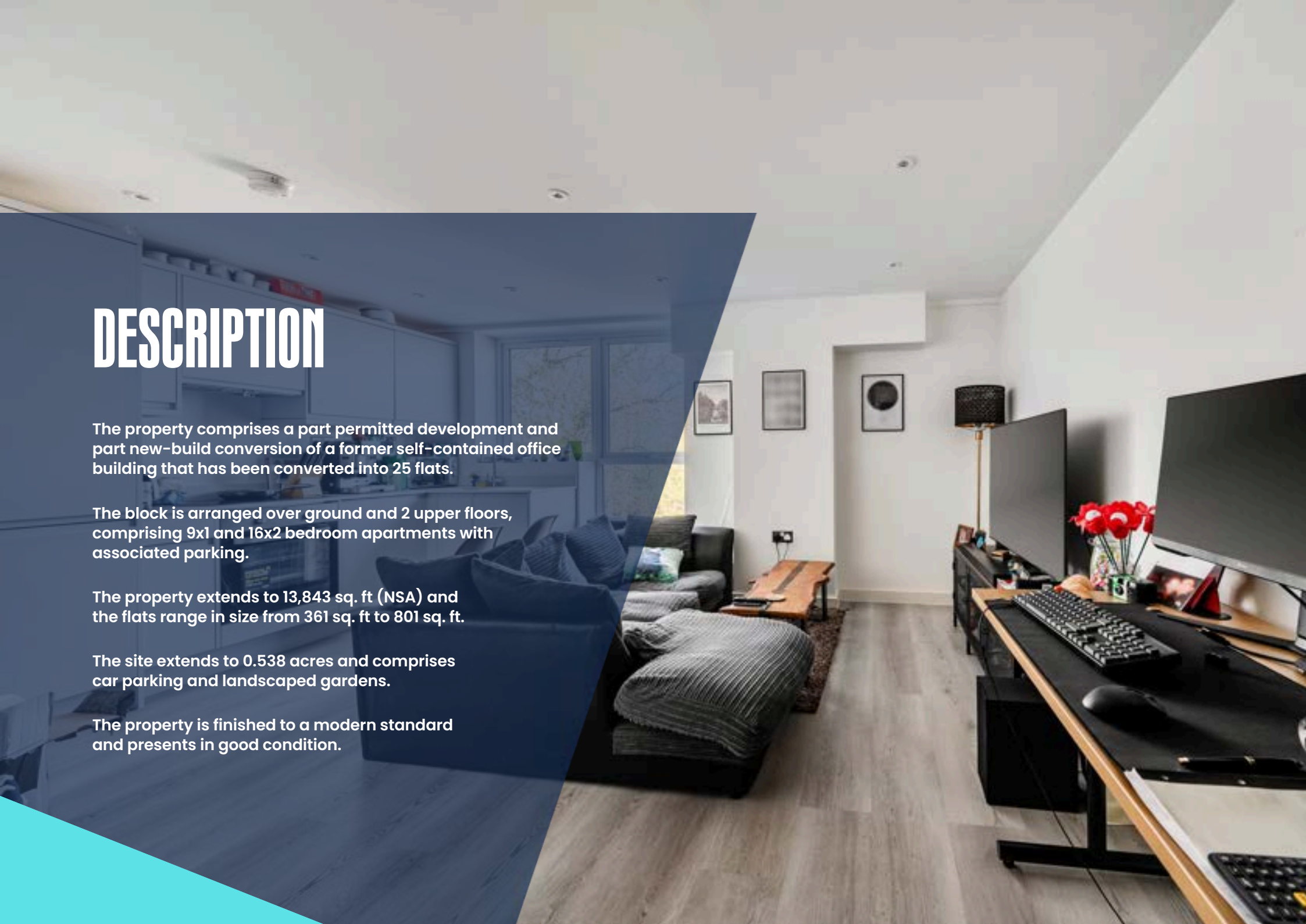
The property comprises a part permitted development and part new-build conversion of a former self-contained office building that has been converted into 25 flats.

The block is arranged over ground and 2 upper floors, comprising 9x1 and 16x2 bedroom apartments with associated parking.

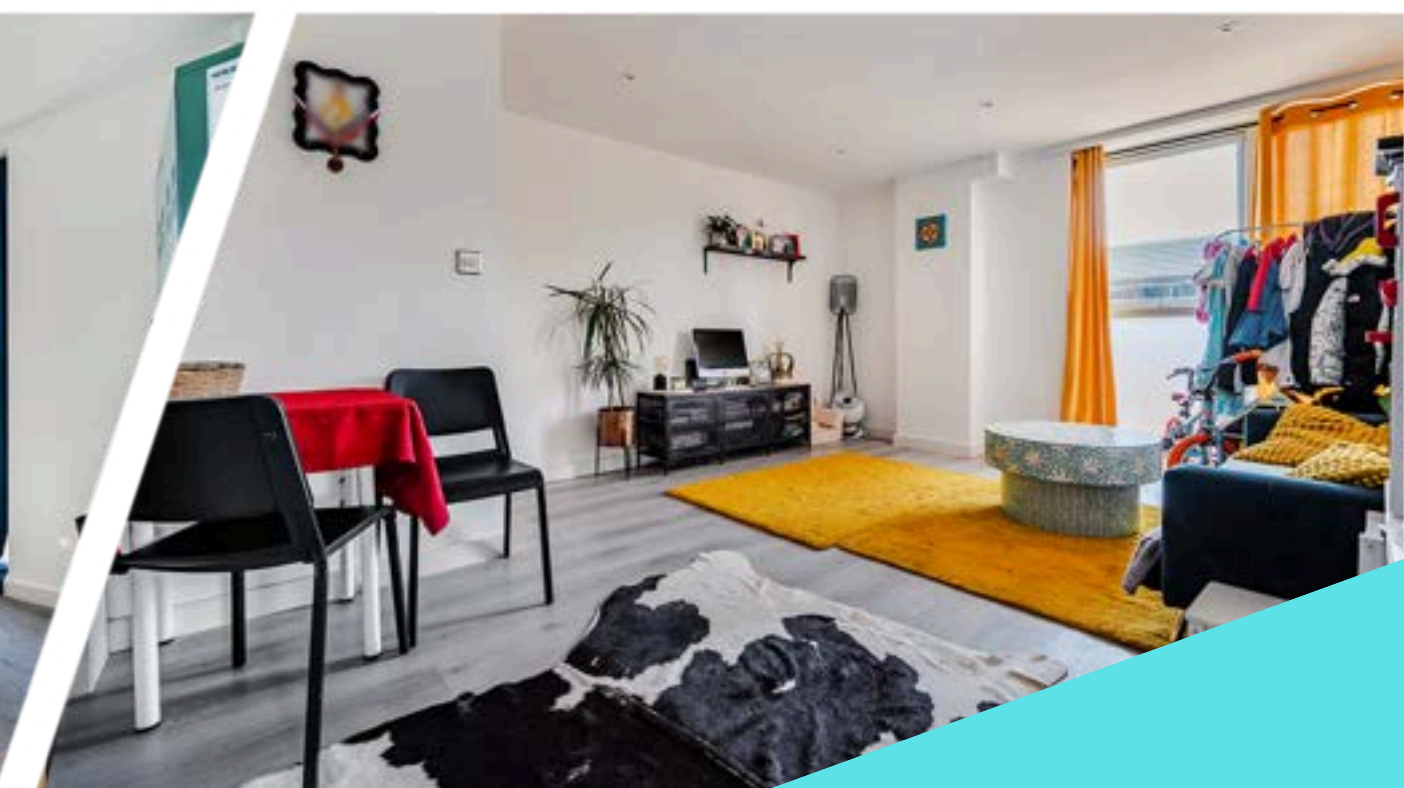
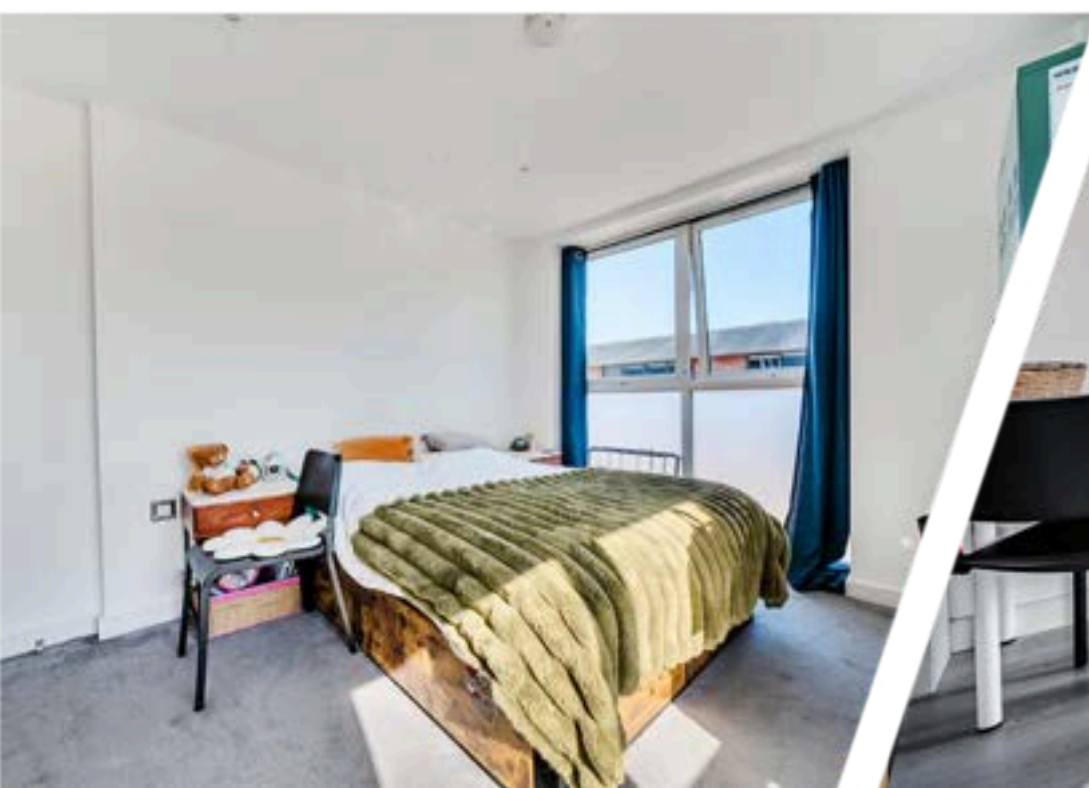
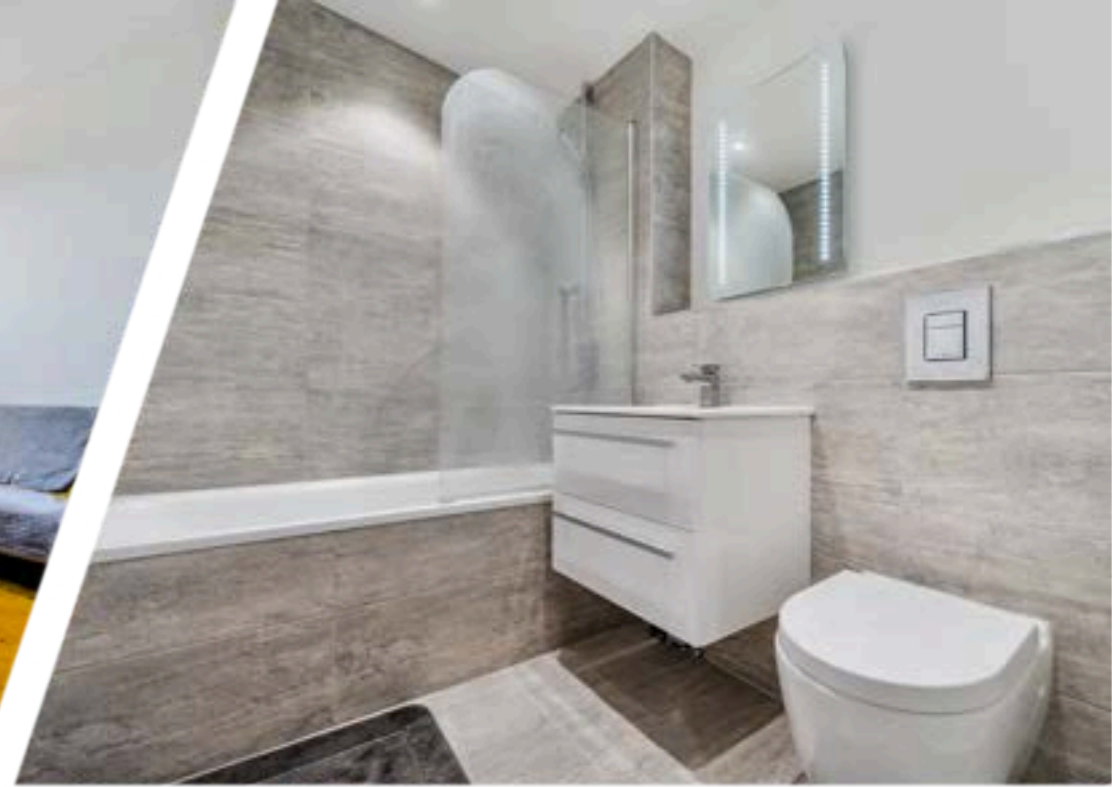
The property extends to 13,843 sq. ft (NSA) and the flats range in size from 361 sq. ft to 801 sq. ft.

The site extends to 0.538 acres and comprises car parking and landscaped gardens.

The property is finished to a modern standard and presents in good condition.







# CONNECTIVITY



The property is located approximately 1 mile from Wokingham Railway Station and the RailAir bus service to Heathrow Airport. The property also benefits from good road connections being located south of the M4 and west of the A329 (M).



**M4**  
10 mins

**M3**  
21 mins

**Reading**  
26 mins

**M25**  
33 mins

**Heathrow Airport**  
40 mins



**Winnersh**  
3 mins

**Reading**  
11 mins

**Paddington**  
40 mins

**Clapham Junction**  
61 mins

**Waterloo**  
70 mins



# ACCOMMODATION & TENANCY SCHEDULE

To see the accommodation and tenancy schedule for Parkview House, simply scan this QR code for access to our data room.



# PLANNING

We have assumed that the property benefits from Planning Permission under use class C3, however buyers should make their own enquiries to satisfy themselves.

Planning permission was granted in 2020 for 'Proposed roof extension to provide 5. no (4 x 2 beds and 1 x 1 bed) apartments, erection of single storey front extension to form new entrance porch following removal of existing metal fascia, alterations to existing fenestration including addition of glass balustrades and 10 no. additional doors at ground floor level, plus removal of existing external metal staircase.' (L200428)



# FURTHER INFORMATION

## TENURE

Freehold under title number BK394154

## EPC

See [data room](#).

## VAT

TBC

## BUSINESS RATES

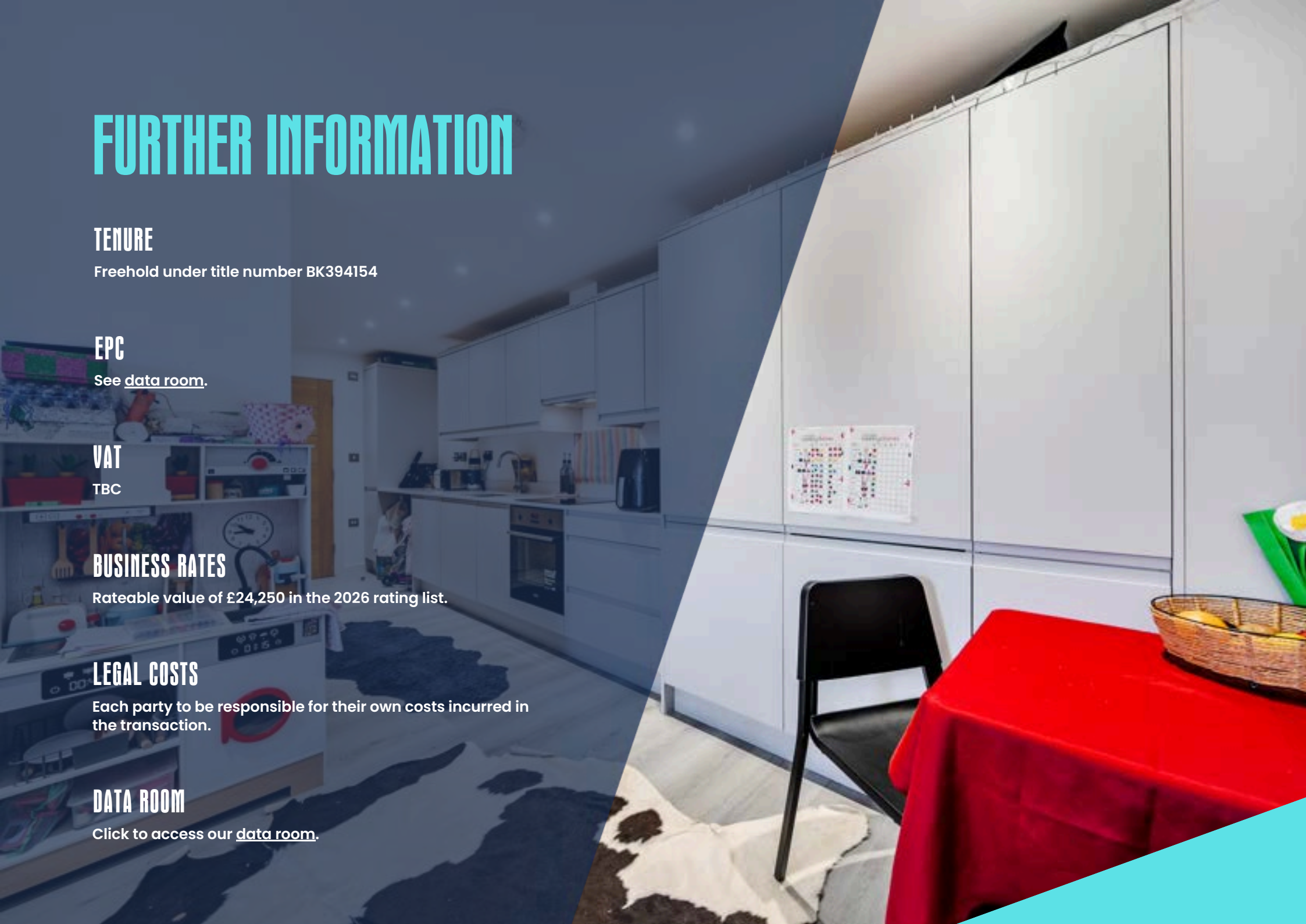
Rateable value of £24,250 in the 2026 rating list.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

## DATA ROOM

Click to access our [data room](#).



## VIEWINGS

Strictly by appointment only via Watling Real Estate as Sole Agents.

## SALE BY JOINT RECEIVERS

The property is offered for sale on behalf of the Joint Receivers. The Joint Receivers offer no title or collateral warranties associated with this property or transaction. The Joint Receivers, their agents and representatives act without personal liability.

## ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## PROPOSAL

Offers are invited.

# CONTACTS

## JAMIE LAMOND

T: +44 (0) 7903 056 581

[jamie.lamond@watling.com](mailto:jamie.lamond@watling.com)

## AGNES JONES

T: +44 (0) 7548 320 521

[agnes.jones@watling.com](mailto:agnes.jones@watling.com)

**WATLING**  
REAL ESTATE

March 2026  
Subject to Contract  
Property Reference: 223145

### DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.