



Budd Grove, Wokingham

- Large two-bedroom apartment with generous internal living space
- Private balcony ideal for relaxing or entertaining
- Two well-proportioned double bedrooms
- Bright and spacious open-plan living/dining area
- Modern fitted kitchen with ample storage
- Allocated parking space included

Asking Price £265,000

Tenure: Leasehold

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Budd Grove, Wokingham

DESCRIPTION

This exceptionally spacious two-bedroom apartment offers modern living in a highly desirable setting, complete with a private balcony and allocated parking.

The property boasts a generous open-plan living and dining area, filled with natural light and providing direct access to a private balcony perfect for relaxing or entertaining. The contemporary kitchen is well-appointed with ample storage and integrated appliances, creating a practical yet stylish space.

Both bedrooms are well-proportioned doubles, with the principal bedroom offering excellent built-in storage. The second bedroom is ideal as a guest room, home office, or additional sleeping space. A modern family bathroom completes the accommodation, finished to a high standard.

Further benefits include allocated parking, secure entry system, and well-maintained communal areas.

This apartment would make an ideal home for professionals, downsizers, or investors alike, combining generous internal space with outdoor living and convenient parking.





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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85		(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	
				
			EU Directive 2002/91/EC	

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

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.

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