

Property ref: 162375



## Broad Street Walk, Wokingham, RG40 1BW

**£1,200 PCM**



Stunning Modern One Bedroom Ground Floor Apartment In Wokingham Town Centre. This Property Recently Developed Has Focus On Quality Finish And Decoration. Convenient For All Local Facilities And Amenities. Spacious Open Plan Living Area With Fitted Kitchen And Integrated Appliances, One Good Size Double Bedroom. All Completed To High Standard. Private Garage Parking. EPC Rating C. Council Tax C. Unfurnished

**Available 11/04/2025**

- Double Bedroom
- Private Garage Parking
- Wokingham Town Centre Location
- Generous Open Plan Living
- Fitted Kitchen With Integrated Appliances
- Unfurnished

\*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)  
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

**0118 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**



Water supply: mains

Drainage info:mains

Electricity supply:mains

Gas supply: NA

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website 'Broadband and Mobile Coverage Checker'.



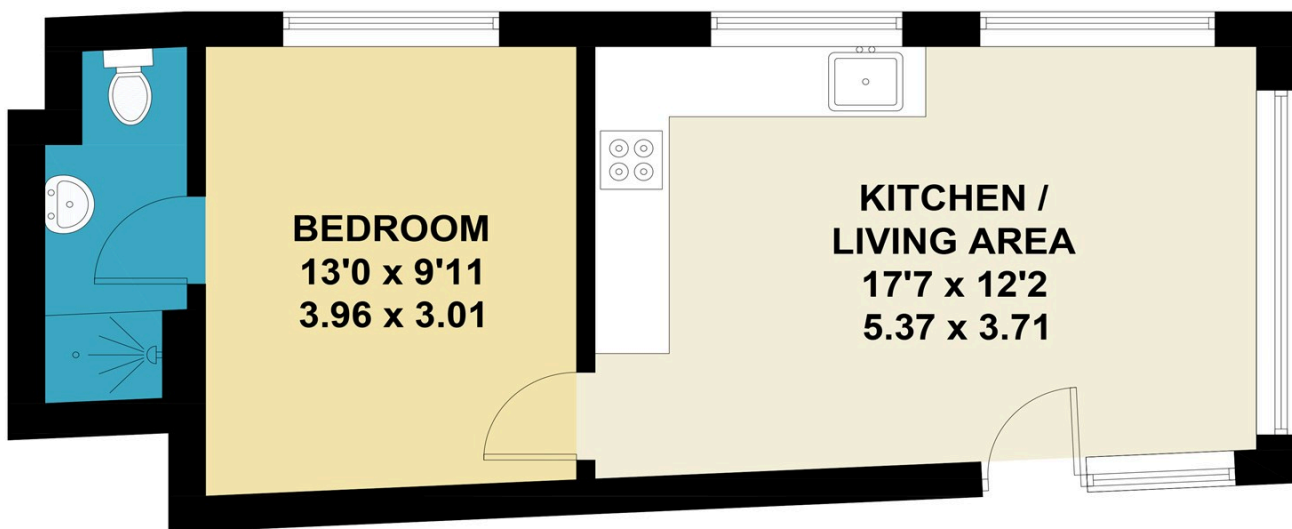


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	74	75
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Broad Street Walk, Wokingham

Approximate Gross Internal Area = 374 sq ft / 34.8 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1161263)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy