MICHAEL HARDY
SALES & LETTING



91, William Heelas Way,
Wokingham,
Berkshire, RG40 1LN

£300,000 Leasehold





A well presented two bedroom, two bathroom apartment situated on the second floor in William Heelas Way, Wokingham. Offering approximately 665 sq ft of accommodation, the property provides a well balanced layout, centered around a spacious open plan living/dining room with an adjoining kitchen. The living space opens directly onto a private balcony, creating an appealing extension of the accommodation and an ideal spot to enjoy some outdoor space. The apartment also benefits from two bedrooms, including a principal bedroom with an en suite, alongside a separate bathroom, making it particularly well suited to first-time buyers, downsizers or investors.

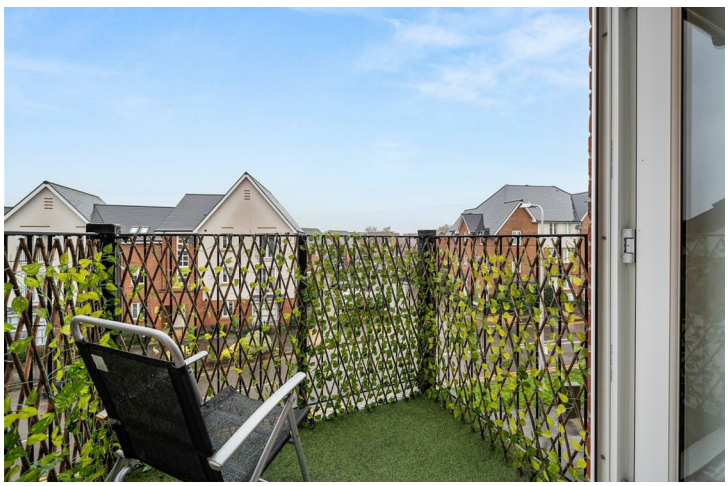
- Two bedroom, two bathroom second floor apartment
- Separate kitchen
- Principal bedroom with en suite
- Open plan living/dining room
- Private balcony accessed from living room
- Approximately 665 sq ft of accommodation

A particularly attractive feature of the apartment is its private balcony, accessed directly from the living/dining room and providing space for outdoor seating and relaxation. Situated on the second floor, the apartment also benefits from a pleasant elevated position. The property comes with two parking spaces, adjacent to one another with visitor parking available on the estate.

William Heelas Way is situated within a popular residential area of Wokingham, conveniently placed for access to local amenities, shops and recreational facilities. Wokingham town centre is within easy reach and offers an excellent selection of independent shops, cafés, restaurants and everyday services. The town also benefits from a railway station providing regular services towards Reading and London. The surrounding road network offers convenient access to the M4 and neighbouring towns, including Reading and Bracknell, while nearby parks and green spaces provide opportunities for walking and outdoor recreation.

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

Leasehold information
Term: 999 yrs from 1st January 2019
Years remaining: 991
Annual Service charge: c.£1,888.18
Annual Ground rent: c.£250.00 - NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.









Floorplan

William Heelas Way, Wokingham

Approximate Area = 665 sq ft / 61.7 sq m

For identification only - Not to scale



SECOND 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: 1541685

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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