



Wellington Road, Wokingham

- Top floor
- New build
- Two double bedrooms
- Family bathroom
- Lift
- Executive apartment
- Large open plan living/kitchen
- Ensuite to master bedroom
- Built in wardrobes
- One allocated parking

£2,100 Per Month

Tenure:



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DESCRIPTION

Welcome to this stunning top-floor executive apartment located on Wellington Road in the heart of Wokingham. This newly built property offers a modern and stylish living experience, perfect for those seeking convenience and comfort in a vibrant town centre setting.

Spanning an impressive 80 square metres, the apartment features a spacious open-plan living room and kitchen, ideal for entertaining guests or enjoying a quiet evening at home. The contemporary design is complemented by ample natural light, creating a warm and inviting atmosphere throughout.

The apartment boasts two well-proportioned bedrooms, including a master suite with an ensuite bathroom, providing a private retreat for relaxation. A second family bathroom ensures that all your needs are met, making this property suitable for both individuals and small families.

For your convenience, the apartment comes with one allocated parking space, and a lift is available in the block, making access to your home effortless. The location on Carnival Place means you are just a stone's throw away from local amenities, shops, and transport links, allowing for easy commuting and a vibrant lifestyle.

This exceptional apartment is perfect for those looking to enjoy modern living in a prime location. Don't miss the opportunity to make this beautiful property your new home.





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			(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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