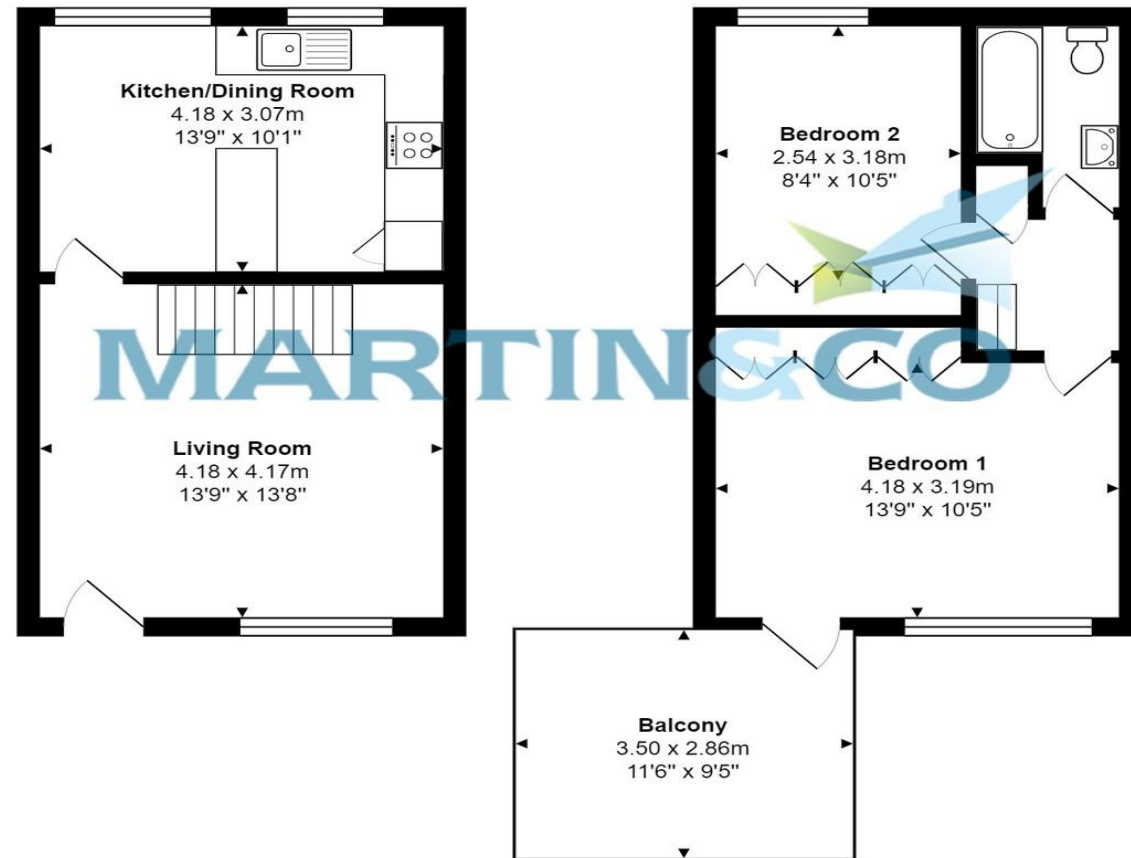


FOR SALE

Ellison Way

Total Area: 72.2 m² ... 777 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Martin & Co - Wokingham

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Ellison Way, Wokingham

2 Bedrooms, 1 Bathroom, Duplex Maisonette

£250,000

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.





Ellison Way, Wokingham

£250,000

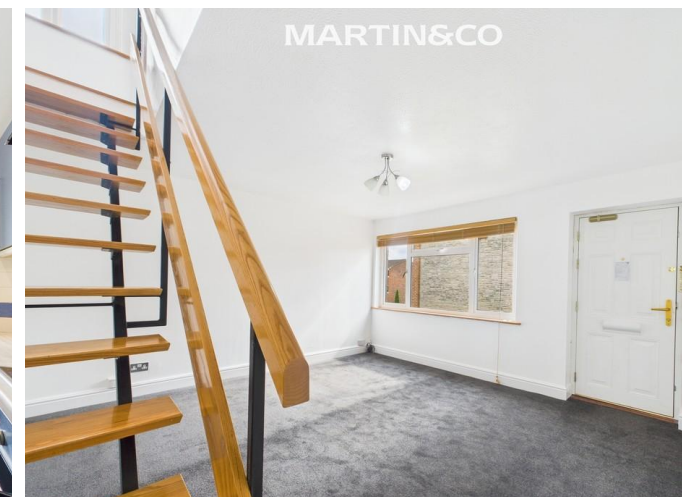
- Town centre, two storey duplex
 - Two double bedrooms
 - Spacious reception room
- Kitchen/dining room with breakfast bar
 - Bathroom with shower over bath
 - Large shared balcony
 - Light and airy decor throughout
 - Garage in block
- Short walk to Wokingham train station
 - NO ONWARD CHAIN



In the heart of Wokingham town centre, this spacious two bedroom split level duplex is in an ideal location for access to the train station, shops, gyms and restaurants. Wokingham town is regularly voted in the top 10 most desirable places to live in England, with low crime rates and many local community events throughout the year. Residents enjoy Elms Park which is just a stone's throw away and can benefit from the variety of independent businesses and Everyman Cinema. Presented to the market with no onward chain, the property has all the feeling of a house, but with the advantageous pricing of an apartment.

The property is located in a quiet cul-de-sac with no through traffic. It comes with the huge benefit of having your own garage in a block where you can park your car or store other items. Entering from the 2nd floor through the newly fitted fire door, you are immediately met by the light and spacious reception room. An open plan kitchen and dining room is fitted with modern appliances and a breakfast bar.

Upstairs, the two double bedrooms are both fitted with built in wardrobe space. The bathroom is also located on this floor and is fitted with shower over bath, beautifully tiled in white with accents of royal blue. Completing the property is large shared balcony for some private outside space. The property also benefits from new window blinds throughout.



Communications in the area are very good, trains to Waterloo, Guildford and Reading are frequent and there are many notable roads close by including the M3, M4 and A329. The location is also in catchment area for desired local schools including Walter Infant and St Paul's CofE Schools for primary education and The Emmbrook, The Holt and St Crispins for secondary education.

FURTHER DETAILS Tenure - Leasehold
 Lease Length - 940 years remaining
 Ground Rent - £80 per year
 Service Charge - £1,849.90 per year

Council Tax Band C

References to the Tenure of a Property and additional costs are based on information supplied by the Seller. A Buyer is advised to obtain verification from their Solicitor.

PHOTOS DISCLAIMER Please note that the photos used in this advert were taken prior to the current tenants moving in.

