



A well-presented one-bedroom apartment forming part of Wellington House, a thoughtfully converted development situated in the heart of the popular village of Riseley. Converted in 2018, the apartment offers bright and well-planned accommodation, centred around an impressive dual-aspect open-plan living space with a contemporary fitted kitchen and an abundance of natural light.

The property further comprises a generous double bedroom, modern shower room and entrance hall with useful storage, together with residents' parking. Riseley is a well-regarded village surrounded by attractive countryside, with a local pub, Wellington Farm Shop and Wellington Country Park nearby. Reading, Wokingham, Hook and Basingstoke are all within easy reach, with convenient access to both the M4 and M3.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Country side location
- Recently converted
- Open plan living
- Quiet development
- Double Bedroom
- Allocated parking





Council tax band C

Council- WBC

Additional information:

Parking

There is allocated parking.

Lease information.

Years remaining: 112

Service charge: £1250

Ground rent: £180

Ground rent review period: Every 5 years, in line with RPI.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric heating

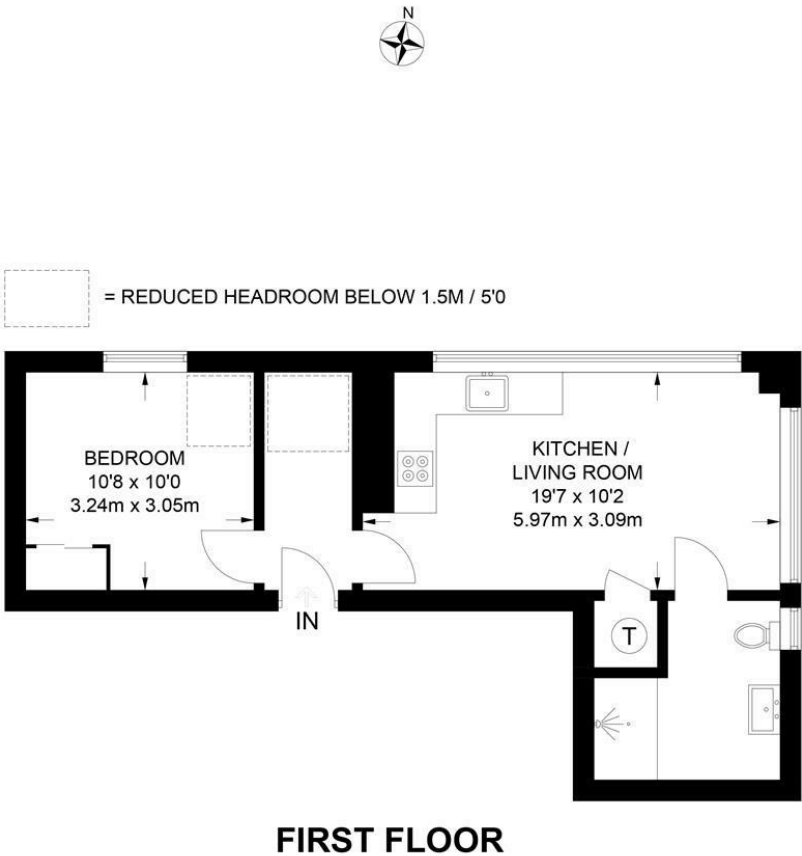
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



APPROXIMATE GROSS INTERNAL AREA
437 SQ FT / 40.6 SQ M

This plan has been drawn for illustrative and identification purposes only.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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