MICHAEL HARDY
SALES & LETTING



Flat 10 Sturges Court, 70, Sturges Road, Wokingham, Berkshire, RG40 2HB

£450,000 Leasehold





A superb two bedroom, two bathroom penthouse apartment perfectly positioned close to Wokingham town centre. Offering approximately 1,269 sq ft of versatile accommodation, this impressive home combines generous proportions with a sense of privacy and exclusivity. The accommodation comprises a spacious living room with attractive bay style windows, a well appointed kitchen/dining room, two generous bedrooms and two bathrooms. The principal bedroom benefits from en suite shower room and a large walk in airing cupboard, while the second bedroom is also particularly well proportioned. The property is offered with no onward chain, making it an ideal opportunity for those looking for a straightforward move. Further benefits include lift access for convenience and accessibility, and a single garage.

- Impressive 1,269 sq ft penthouse apartment
- Lift access to the apartment
- Single garage in a block
- Spacious living room and kitchen/dining room
- Principal bedroom with en suite and airing cupboard
- No onward chain and close to Wokingham town centre

The apartment benefits from shared visitor parking and a separate garage, providing secure parking. Being a penthouse apartment, the property enjoys a particularly private position within the development, while its elevated setting provides an appealing outlook and a wonderful sense of space.

Sturges Road is ideally positioned for access to Wokingham town centre, which offers an excellent selection of shops, cafés and restaurants, all within easy reach. Wokingham railway station is also conveniently accessible, offering regular services towards London and Reading, with further connections via the Elizabeth Line. The area is well placed for access to highly regarded local schools, leisure facilities and the surrounding Berkshire countryside, while excellent road links provide convenient access to the M4 and surrounding towns.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Leasehold information
Term: 999 yrs from 1st January 2002 - Years remaining: 975
Annual Service charge: c.£3,300.16
The vendor informs us that Flat 10 owns a share of the freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.









Floorplan

Sturges Road, Wokingham

Approximate Area = 1269 sq ft / 117.8 sq m
Limited Use Area(s) = 22 sq ft / 2 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 1411 sq ft / 130.9 sq m
For identification only - Not to scale

Denotes restricted head height



GARAGE



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026
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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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