



Flat 5, Mulberry House, Osborne Road  
Wokingham  
Berkshire, RG40 1GQ

**£300,000 Leasehold**



This two bedroom, first floor apartment in a converted block is a charming and well maintained property, recently decorated throughout. Located in a highly sought after area, it's just a short walk from Wokingham town centre and the station, providing excellent access to local amenities and transport links. The apartment boasts a spacious open plan living and kitchen area, making it ideal for modern living. It also offers two generously sized double bedrooms, providing ample space for relaxation and rest. With the added convenience of two bathrooms, the property further benefits from lift access to all floors and two allocated parking spaces, making it even more desirable.

- No onward chain
- Two allocated parking space
- Walking distance to the town centre
- Two bedrooms/Two bathrooms
- Gated development
- 936 sq ft / 86.9 sq m

The property features electronically operated gates, providing access to two allocated parking spaces located to the side of the apartment block. There is also convenient access to a bin and cycle store outside. The front door is equipped with an entry phone system, and each apartment has its own individual post box.

Osborne Road is made up of a variety of properties ranging from Victorian semi-detached and detached houses and more recently 60's and 70's built dwellings with several houses have more recently been converted into apartments. The location is excellent for anyone wanting to be close to Wokingham town centre and all its amenities.

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

Leasehold information:  
 Term: 125 yrs From 29th September 2014  
 Years remaining: 115 yrs  
 Annual Service charge: c.£2,775.20  
 Annual ground rent - c.£250.00  
 Ground rent review period: Every 25 years, in line with RPI, next review 01/01/2039  
 NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







## Osborne Road, Wokingham

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1095987

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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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Ref: 17886594 | Folio: A4533 | 31st July 2024