



26, Outfield Crescent  
Wokingham  
Berkshire, RG40 2EU

**£295,000 Leasehold**



This smartly presented two bedroom ground floor apartment is situated within easy walking distance of Wokingham town centre and train station. Accommodation comprises spacious open plan kitchen/living/dining room, bedroom one with ensuite shower room, separate bathroom with white suite and one allocated parking space.

- Offered with no chain
- Fitted kitchen
- Close to train station
- Dual aspect living room
- Two double bedrooms
- Over 650 sq ft of space

Well maintained communal gardens and one allocated parking space.

Outfield Crescent is a purpose built crescent situated close to Wokingham town centre and yards from Wokingham mainline railway station. The crescent is a mix of apartments and houses and provides a peaceful location situated on the edge of local amenities. The location has excellent leisure facilities next to a newly built gym, swimming pool and cinema. The property is also conveniently located for access to the A329(M) and M4 as well as access through to Bracknell and Reading.

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

Leasehold information  
Term: 125 yrs from 1st January 2012  
Years remaining: 111  
Annual Estate charge: c.£2,424.00  
Annual Ground rent: c.£250.00

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

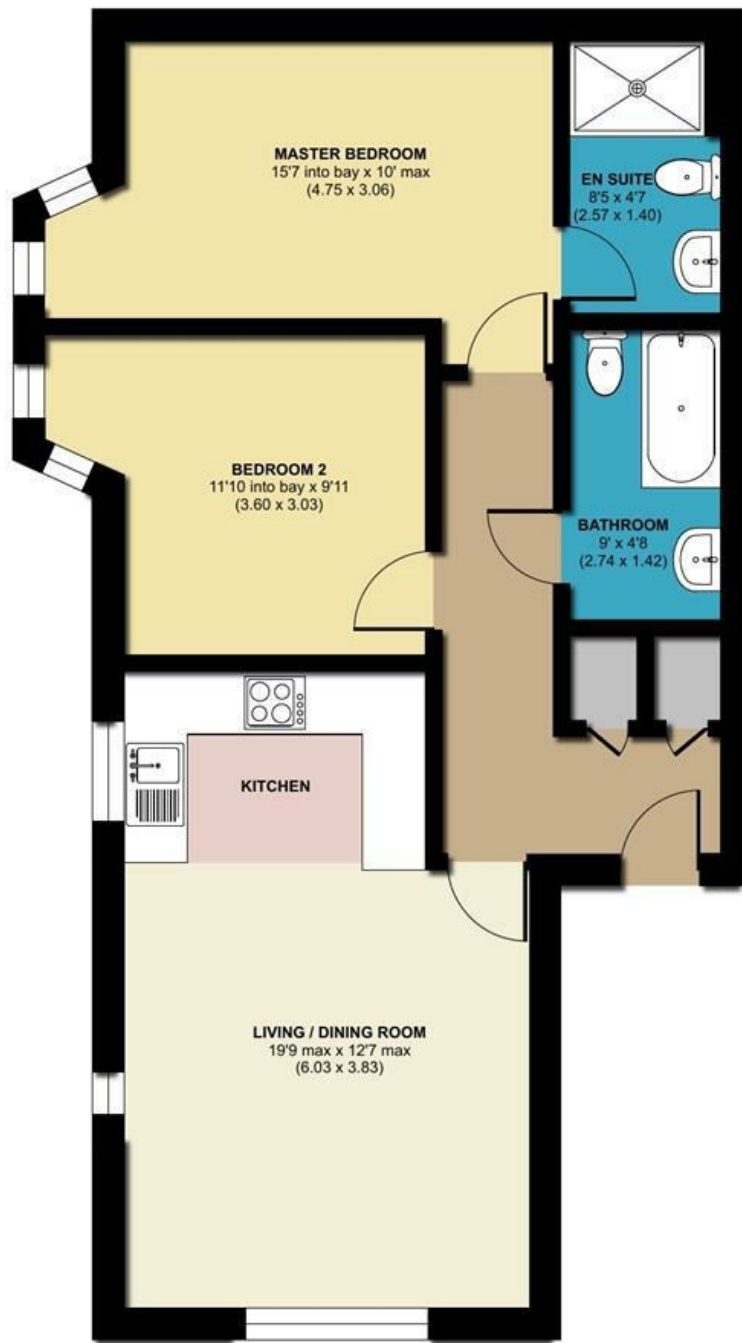




## Outfield Crescent, Wokingham

Approximate Area = 664 sq ft / 61.7 sq m

For identification only - Not to scale



**GROUND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1447318

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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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