



43, Harding Place  
Wokingham  
Berkshire, RG40 1BX

**£450,000 Freehold**





Set within a secure gated development, this attractive two bedroom, two bathroom terrace cottage offers modern, well balanced accommodation for residents of 55 years and older, also within walking distance of Wokingham town centre, station and and local amenities. The property benefits from having been redecorated and fully re carpeted by the current owners. The ground floor comprises a recently refitted kitchen and cloakroom, a spacious living room opening onto the garden. To the first floor, there are two double bedrooms, including a master with a refitted en-suite, complemented by a white bathroom suite. There are communal grounds surrounding the property and parking spaces available for residents and visitors.

- Spacious living room with access to garden
- Refitted kitchen
- Refitted cloakroom
- Redecorated and fully re carpeted
- Carport parking space
- Close to Wokingham town centre and station

Low maintenance rear garden with a patio area. The property further benefits from its own carport allowing private parking for the owners.

Harding Place is a luxury development of apartments and terraced cottages, in a secure gated town centre location catering for residents of 55 and over. There is a spacious communal residents living room, which is available for functions and a guest bedroom which is available for a small charge.

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

There is an annual estate charge of c.£4,540.92, which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







## Harding Place, Wokingham

Approximate Area = 1177 sq ft / 109.3 sq m (excludes carport)

For identification only - Not to scale



 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: 1346611

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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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