



16, Willmott House, Ashville Way Wokingham Berkshire, RG41 2AY

OIEO £250,000 Leasehold





This smartly presented first floor apartment is situated on the popular Ashville Way development within easy walking distance of Wokingham train station and town centre. Accommodation comprises dual aspect kitchen/living room with bay window to side, integrated appliances, two double bedrooms with white bathroom suite

- · Offered with no onward chain
- · Two double bedrooms
- Lift in block

- Spacious open plan living room/kitchen
- Smart bathroom
- Close to Wokingham train station

There is one allocated parking space with communal grounds, bike and bin store and entry phone system.

Willmott House, Ashville Way was built in 2012 by highly regarded Cala Homes. The development is conveniently located within easy walking distance of Wokingham train station and shops with Leslie Sears playing field nearby, accessed off Eastheath Avenue There are also two supermarkets nearby, Lidl and Tesco.

Council Tax Band: C

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

Term: 125 years from 1st January 2011

Years remaining: 112 yrs

Annual Service charge: 1st April to 31st March 2024 c.£1,724.40

Annual Ground rent: 1st Jan to 31st Dec 2023 c.£275.00

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



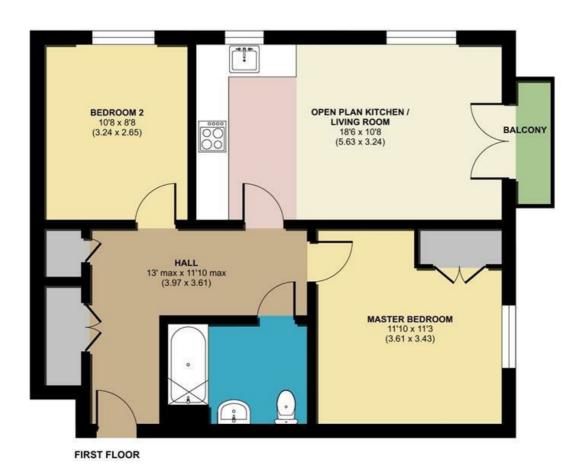






## Ashville Way, Wokingham

Approximate Area = 629 sq ft / 58.4 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: 1150790

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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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