MICHAEL HARDY
SALES & LETTING

2, Burford Court, Rances Lane
Wokingham
Berkshire, RG40 2LJ

£240,000 Leasehold

This well presented ground floor apartment would make an ideal first time purchase located to the east of Wokingham town centre and train station. The accommodation comprises spacious open plan living room with access to a south facing balcony, updated kitchen, two bedrooms and a smartly fitted bathroom. The property further benefits double glazed windows and a garage in block with resident parking areas.

- No onward chain
- Two double bedrooms
- Well maintained communal gardens
- Spacious living/dining area
- Garage in block
- Close to local amenities and Wokingham town centre

Outside there are well maintained communal gardens with storage and a garage with metal up and over door.

This purpose built two bedroom apartment is ideal for first time buyers or investment purchasers because of the close proximity to local shops and bus routes, and just a short walk from Wokingham town centre, offering a range of restaurants, cafes, and shops. The mainline Wokingham train station offers regular services to London Waterloo, Reading, and beyond, while the nearby A329(M) and M4 provide excellent road links.

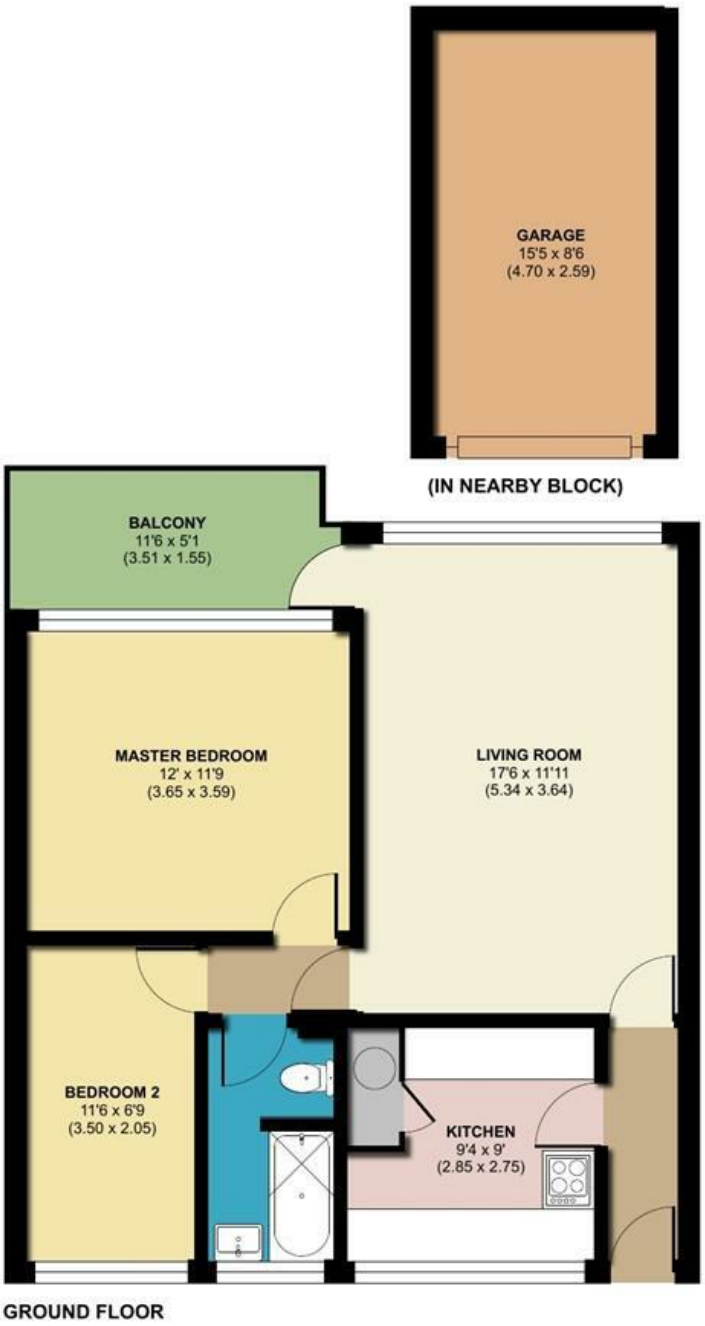
Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: E

Leasehold information
Term: 999 yrs from 24th June 1963
Years remaining: 937
Annual Service charge: c.£2,633.16
Annual Ground rent: c.£10.00 per annum
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Floorplan

Burford Court, Rances Lane, Wokingham

Approximate Area = 629 sq ft / 58.4 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 760 sq ft / 70.5 sq m
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: 1298228

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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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