



108, Carina Drive
Wokingham
Berkshire, RG40 1EF

Guide Price £265,000 Leasehold



This smartly presented first floor two bedroom apartment is situated in a pedestrianised area on the popular Carillons development to the east of Wokingham town centre. The immaculately presented accommodation comprises two double bedrooms, open plan living room/kitchen, and two bathrooms one being en suite to the master.

- Offered with no onward chain
- Two double bedrooms
- Allocated parking space
- Spacious open plan living room
- First floor with Juliette balcony
- 641 Sq Ft / 59.5 Sq m

Outside there are communal garden at the rear with one allocated parking space which is numbered with visitor parking and a bin store.

Carina Drive is part of the sought after Carillons development built by Bellway Homes and situated approximately one mile east of Wokingham Town centre. The area has proved to be extremely popular because of the excellent road links to via A329m and M4 motorways. The Oakingham Bell public house and restaurant is within easy walking distance.

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

Leasehold information
Term: 125 yrs from 1st July 2011
Years remaining: 111
Annual Service charge: c. £2,284.92
Annual Ground rent: c. £356.98
Ground rent review period: Every 5 years, in line with RPI, next review 2026
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

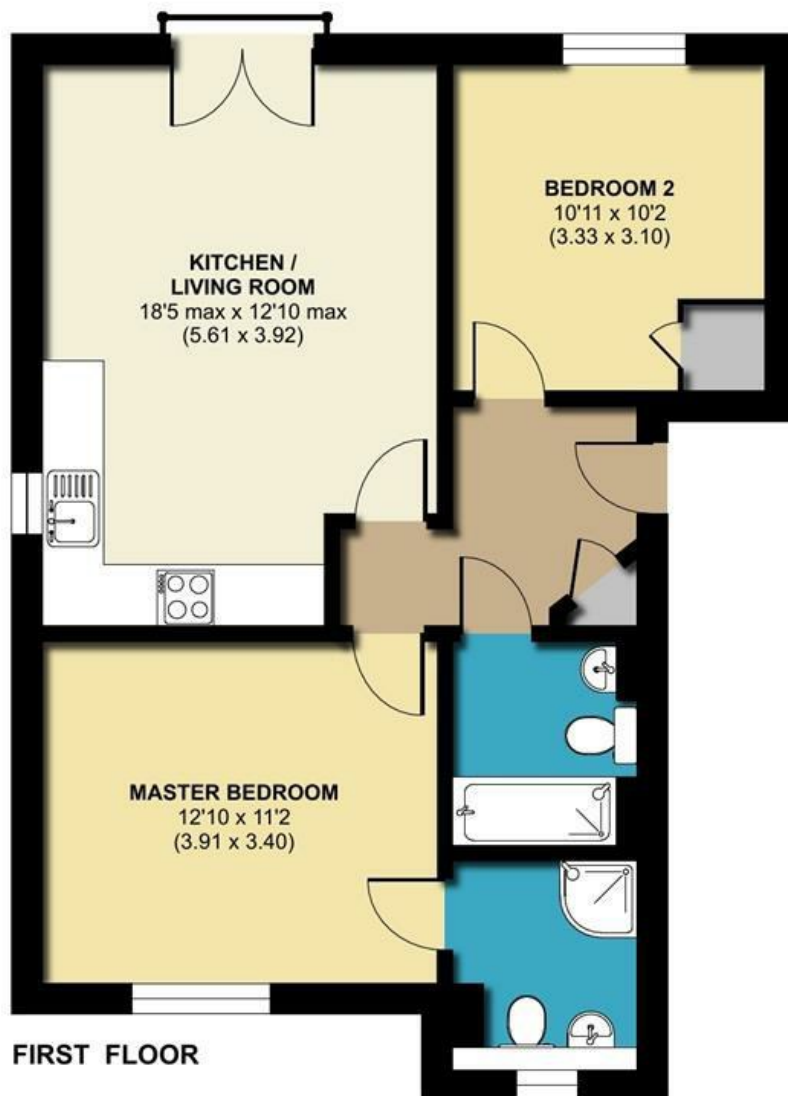




Carina Drive, Wokingham

Approximate Area = 641 sq ft / 59.5 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: 1232894

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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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