MICHAEL HARDY
SALES & LETTING

Flat 13, Pitch Court, Earle Crescent
Wokingham
Berkshire, RG40 2FG

£400,000 Leasehold

A contemporary third floor apartment constructed in 2021, enjoying attractive views over Elms Field and positioned within the heart of Wokingham town centre. The property offers two well proportioned bedrooms and two modern bathrooms, including an en suite to the master bedroom. A bright and spacious open plan living area forms the heart of the home, benefiting from a secure entry system and lift access to all floors, the property features large windows and an elevated outlook that provide excellent natural light throughout the day

- Third-floor modern apartment built in 2021
- Bright open plan living
- Secure allocated parking
- Elevated views of Elms Field
- High quality finish throughout
- Town Centre Location

Further features include lift access to all floors, secure entry system, one allocated parking space and access to green space.

Located in the heart of Wokingham town centre, this well-presented property offers convenient modern living within easy reach of local amenities. The town's vibrant mix of shops, cafés, restaurants and leisure facilities are just a short walk away, along with Wokingham train station providing excellent links to Reading, London and the surrounding areas.

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

Leasehold information
Term: 999 yrs from 1st December 2020
Years remaining: 994
Annual Service charge: c.£2,052.00
Ground Rent: c.£TBC
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Floorplan

Earle Crescent, Wokingham

Approximate Area = 721 sq ft / 66.9 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 2026. Produced for Michael Hardy. REF: 1406411

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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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