MICHAEL HARDY
SALES & LETTING



14 Drey House, Squirrel Walk, Wokingham, Berkshire, RG41 3AA

£350,000 Leasehold





Presented to the market with no onward chain, a well-presented two bedroom, two bathroom apartment situated within Drey House, Squirrel Walk, Wokingham. Offering approximately 823 sq ft of accommodation, the apartment provides a bright and well-balanced layout, centred around an impressive open plan kitchen/living/dining room. The apartment enjoys a pleasant outlook over the communal gardens to the rear, with the living space opening directly onto a generous private balcony. The balcony can also be accessed from the principal bedroom, creating a particularly appealing extension of the accommodation. The property also benefits from two bathrooms and an allocated parking space.

- No onward chain
- Approximately 823 sq ft of accommodation
- Large balcony to living room and principal bedroom
- Two bedroom, two bathroom apartment
- Open plan kitchen/living/dining room
- Allocated parking space

A standout feature of the apartment is the generous private balcony, accessed from both the kitchen/living/dining room and principal bedroom. The balcony enjoys a pleasant outlook over the communal gardens to the rear, providing a lovely setting for outdoor seating, morning coffee or entertaining during the warmer months. The property also benefits from an allocated parking space, providing convenient off-road parking.

Drey House is situated within Squirrel Walk, Wokingham, providing easy access to the town centre and its wide selection of shops, cafés, restaurants, bars and everyday amenities. Wokingham railway station is also conveniently located for commuters, offering regular services towards Reading and London. The surrounding road network provides access to the M4 and neighbouring towns including Reading and Bracknell. The area also benefits from a good selection of nearby parks, open spaces and recreational facilities, providing a balance between convenient town living and outdoor space.

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

Leasehold information
Term: 125 yrs from 1st June 2002
Years remaining: 101
Annual Service charge: c.£2,280.00
Annual Ground rent: c.£150.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process






Bread

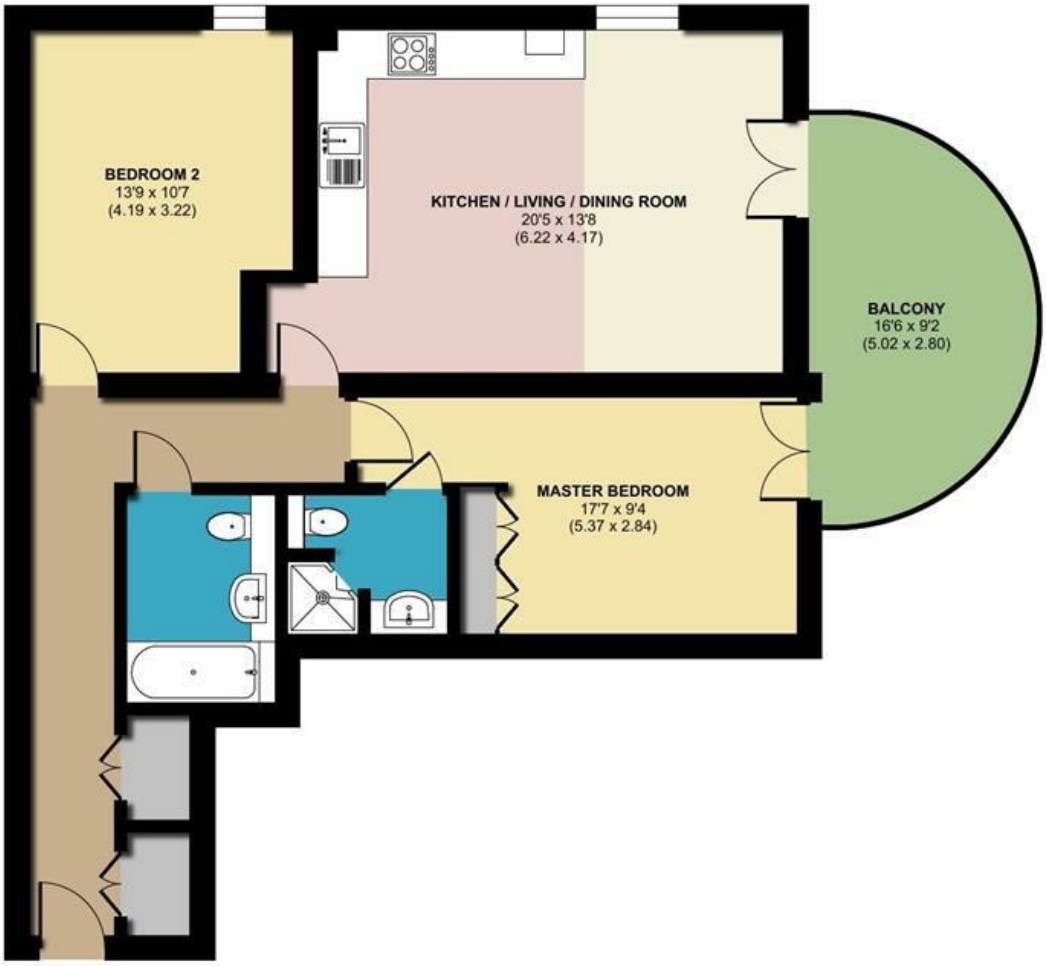


Floorplan

Drey House, Squirrel Walk, Wokingham

Approximate Area = 823 sq ft / 76.4 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1528008

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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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