MICHAEL HARDY
SALES & LETTING

Flat 1 Mulberry House, Osborne Road
Wokingham
Berkshire, RG40 1GQ

OIEO £250,000 Leasehold

This well-presented two bedroom ground floor apartment is set in a converted block in a desirable road, within walking distance of Wokingham town centre and station. The smartly presented accommodation comprises spacious open plan living room/kitchen room, two double bedrooms, two bathrooms,

- No onward chain
- Two bedrooms/Two bathrooms
- Gated development
- 784 sq ft / 72.8 sq m
- Two allocated parking space
- Walking distance to the town centre

There is electronically operated gates giving access to a communal parking area to the side of the apartment block the apartment has two allocated parking spaces, with access to a bin and cycle store outside. The front door is operated by an entry phone system with individual post boxes.

Osborne Road is made up of a variety of properties ranging from Victorian semi-detached and detached houses and more recently 60's and 70's built dwellings with several houses have more recently been converted into apartments. The location is excellent for anyone wanting to be close to Wokingham town centre and all its amenities.

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

Leasehold information:
Term: 125 yrs From 29th September 2014
Years remaining: 115 yrs
Annual Service charge: c.£2,600.14
Annual ground rent - c.£250.00
Ground rent review period: Every 25 years, in line with RPI, next review 01/01/2039
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

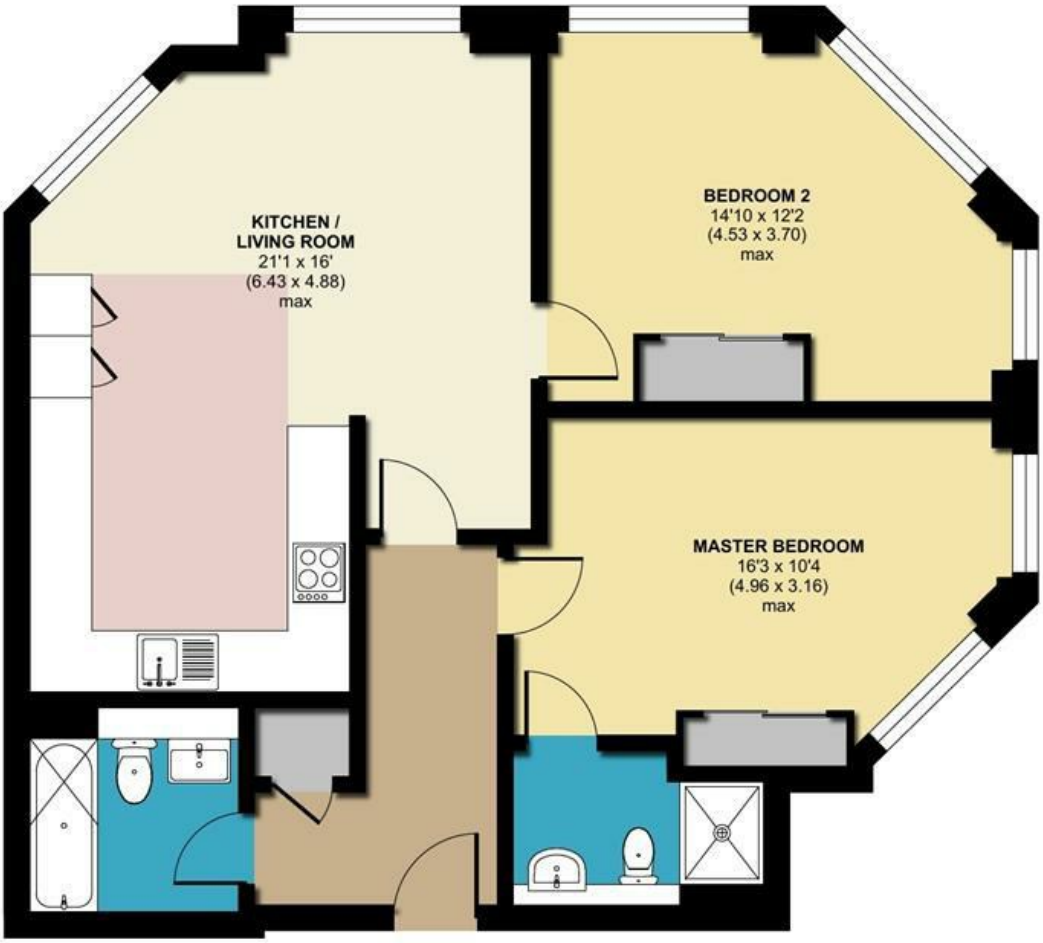
JOY

Floorplan

Osborne Road, Wokingham

Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Michael Hardy. REF: 1195730

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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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