



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

OIEO £275,000 Leasehold



A spacious two bedroom second floor apartment with well maintained communal gardens at the rear. The property is well positioned close to local amenities and offers contemporary accommodation which includes entrance hall, spacious kitchen/living room with views over the communal rear gardens, two double bedrooms including master bedroom with en suite shower, bathroom.

- Offered with no onward chain
- Master bedroom with en suite
- Close to Wokingham train station
- Spacious open plan kitchen/living room
- Well maintained communal gardens
- Photographs taken in 2019

There are landscaped rear gardens which are mostly laid to lawn with a path leading to an area of decking, an adjacent duck pond and lightly wooded borders. To the front of the building there is a cobbled driveway with an allocated and visitors parking. There is a communal front door with secure entry phone leads to the foyer and staircase to upper floors.

Drey House is situated in Squirrel Walk which is a stylish development off Old Woosehill Lane. There are local shops nearby and a supermarket on Woosehill. Built by Persimmon Homes in 2003 and located to the west of the town, Nearby Chestnut Avenue leads into woodland providing lovely walks. For the commuter the train station is within walking distance and the A329(M)/M4 can be reached via the east of the town.

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

Leasehold information
Term: 125 yrs from the 21st June 2002
Years remaining: 103 yrs
Annual Service charge: £2,280.00
Annual Ground rent: £150.00
Ground rent review period: Every 25 years, increasing by £100.00, next review 2027 increasing to £250.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

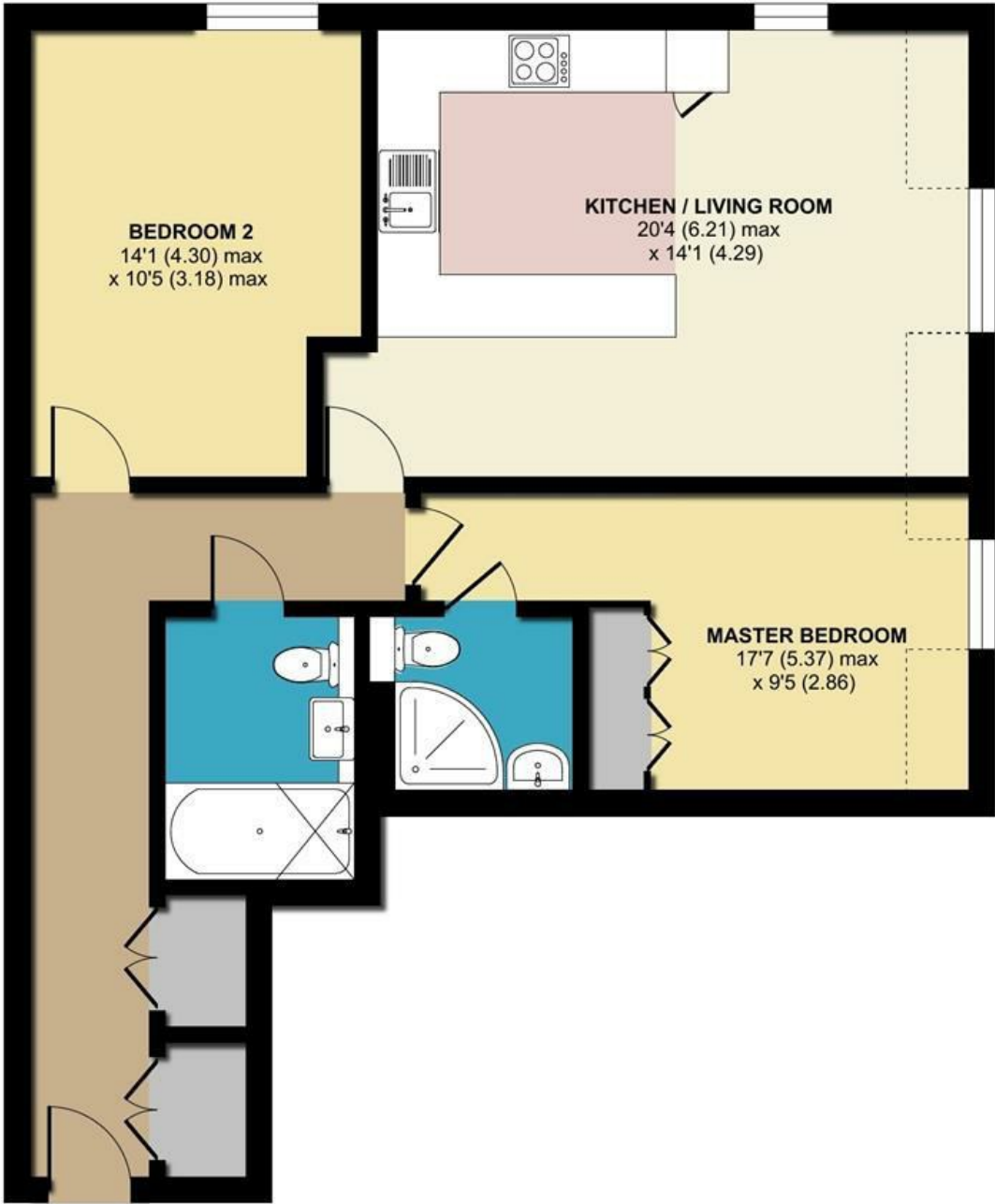




Squirrel Walk, Wokingham

Denotes restricted head height

Approximate Area = 771 sq ft / 71.6 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Total = 802 sq ft / 74.4 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1189879

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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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