



**Flat 8 Landen House, Rectory Road
Wokingham
Berkshire, RG40 1EE**

£450,000 Leasehold



This stunning two bedroom first floor apartment is set in a desirable tree lined location close to Wokingham town centre shops and train station. The smartly presented accommodation comprises entrance hall, spacious living/dining room, fitted kitchen, two double bedrooms including master bedroom with en suite shower facilities, and a family bathroom. The property also benefits from well maintained communal gardens, a bicycle shed, a bin store and an allocated parking space.

- Offered with no onward chain
- Living/dining room overlooking rear garden
- Ample storage
- Lift in the building
- Master bedroom with en suite
- Fitted kitchen with granite worktops

There is an impressive entrance hall to the building with automatic lighting and entry phone system access. The beautifully landscaped communal rear gardens are a particular feature of this property, where the mature and established setting can be enjoyed. There is an allocated parking space along with additional visitor parking.

The apartment is located within Landen House, a development of thirteen apartments built in 2010. It offers a safe and friendly community feel in the heart of Wokingham town centre. The property is conveniently situated just a 10-minute walk from Wokingham Mainline Railway Station (London Waterloo service) and close to shops, cafés, and local amenities. Excellent transport links include easy access to the M4 motorway, with Junction 10 only a 10-minute drive away.

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

Leasehold information

Term: 125 yrs from 1st December 2009

Years remaining: 109

Annual Service charge: c.£1,980.00

Annual Ground rent: c.£350.00

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.



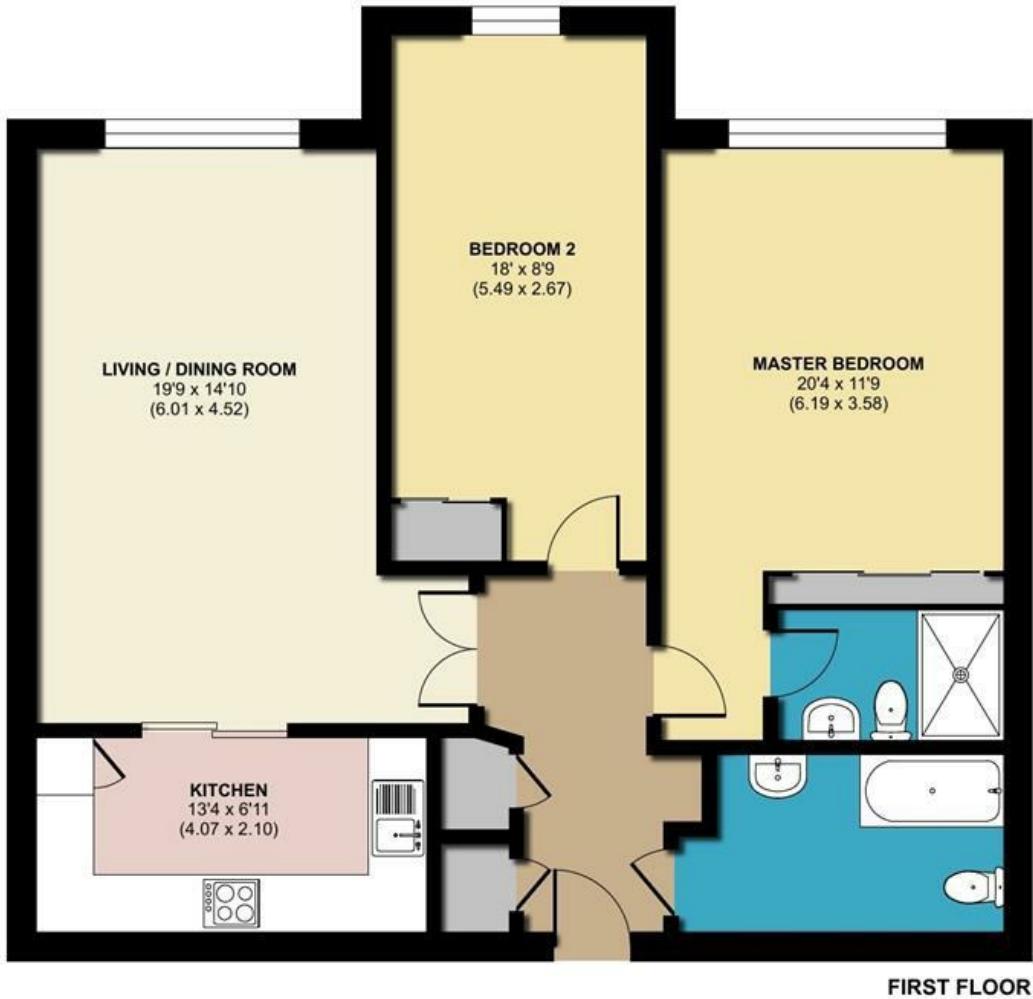


Floorplan

Rectory Road, Wokingham

Approximate Area = 924 sq ft / 85.8 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: 1386627

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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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