



**Flat 6 Foundry Court, 35, Hazylwood
Wokingham
Berkshire, RG40 5AX**

£465,000 Leasehold



A rarely available three bedroom apartment situated next to Cantley Park is ideal for a first time buyers or someone who is looking to downsize. The property comprises an entrance hall with storage and a utility room, bedroom 3/study is to the right and to the left is the second bedroom and master bedroom with built-in wardrobes and en suite shower room and family bathroom. To the back of the apartment is an amazing kitchen living room which feels brand new, it also has the luxury of a balcony which you can fit a small table and chairs on.

- No onward chain
- Balcony
- Allocated parking
- Three bedrooms
- Utility room
- Close to nearby countryside walks & good schools

To the rear of the apartment is a stunning, modern kitchen/living room that feels brand new. It also benefits from a private balcony, large enough to accommodate a small table and chairs perfect for enjoying your morning coffee or an evening drink. Additionally, the property includes one allocated parking space.

Eldridge Park is an exclusive development of thoughtfully designed homes built with luxury specifications by Berkeley Homes in 2018. The location is set 1.2 miles to the north of Wokingham town centre overlooking Cantley Park with walks and trails along Ashridge stream and good road links via M4 and A329(M) motorways. London Paddington is less than 30 minutes away by train on the Elizabeth Line via Twyford train station.

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

Leasehold information
Term: 999 yrs from 1st September 2018
Years remaining: 992
Annual Service charge: £2184.14
Annual Ground rent: £250.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

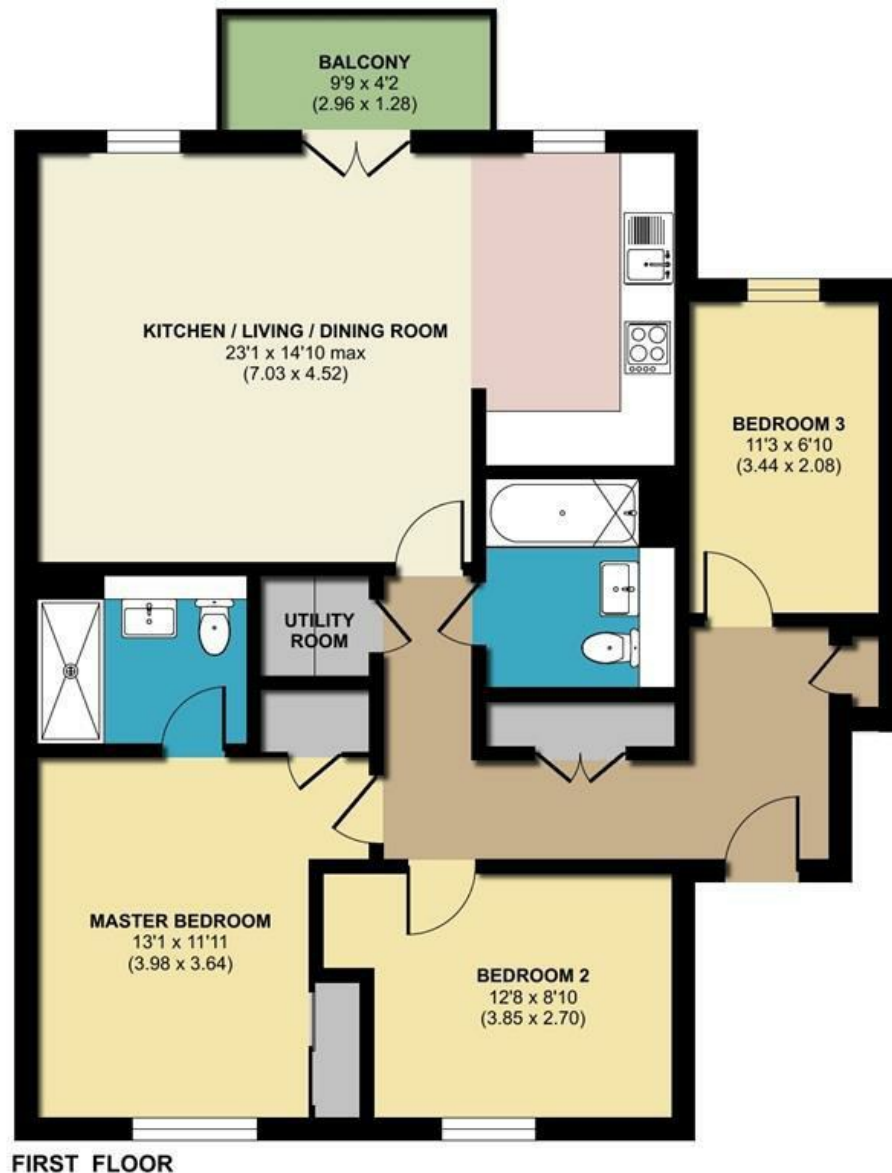




Hazylwood, Wokingham

Approximate Area = 938 sq ft / 87.1 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 2024. Produced for Michael Hardy. REF: 1226511

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk



MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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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