



74, Carina Drive
Wokingham
Berkshire, RG40 1EF

OIEO £235,000 Leasehold



This smartly presented first floor maisonette is situated in a pedestrianised area on the popular Carillons development to the east of Wokingham town centre. The immaculately presented accommodation comprises one double bedroom, open plan living room/kitchen, landing and bathroom with fitted white suite.

- Offered with no onward chain
- Kitchen with oven and hob
- Double glazed
- Spacious open plan living
- Spacious bedroom
- Allocated parking space

Outside there are communal garden at the rear with one allocated parking space which is numbered with visitor parking and a bin store.

Carina Drive is part of the sought after Carillons development built by Bellway Homes and situated approximately one mile east of Wokingham Town centre. The area has proved to be extremely popular because of the excellent road links to via A329m and M4 motorways. The Oakingham Bell public house and restaurant is within easy walking distance.

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

Leasehold information:
Term: 125 years from 1st July 2011
Years remaining: 111
Annual Service charge: c.£1,175.52
Annual Ground rent: c.£249.88
Ground rent review period: New review date is 01-07-2025
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

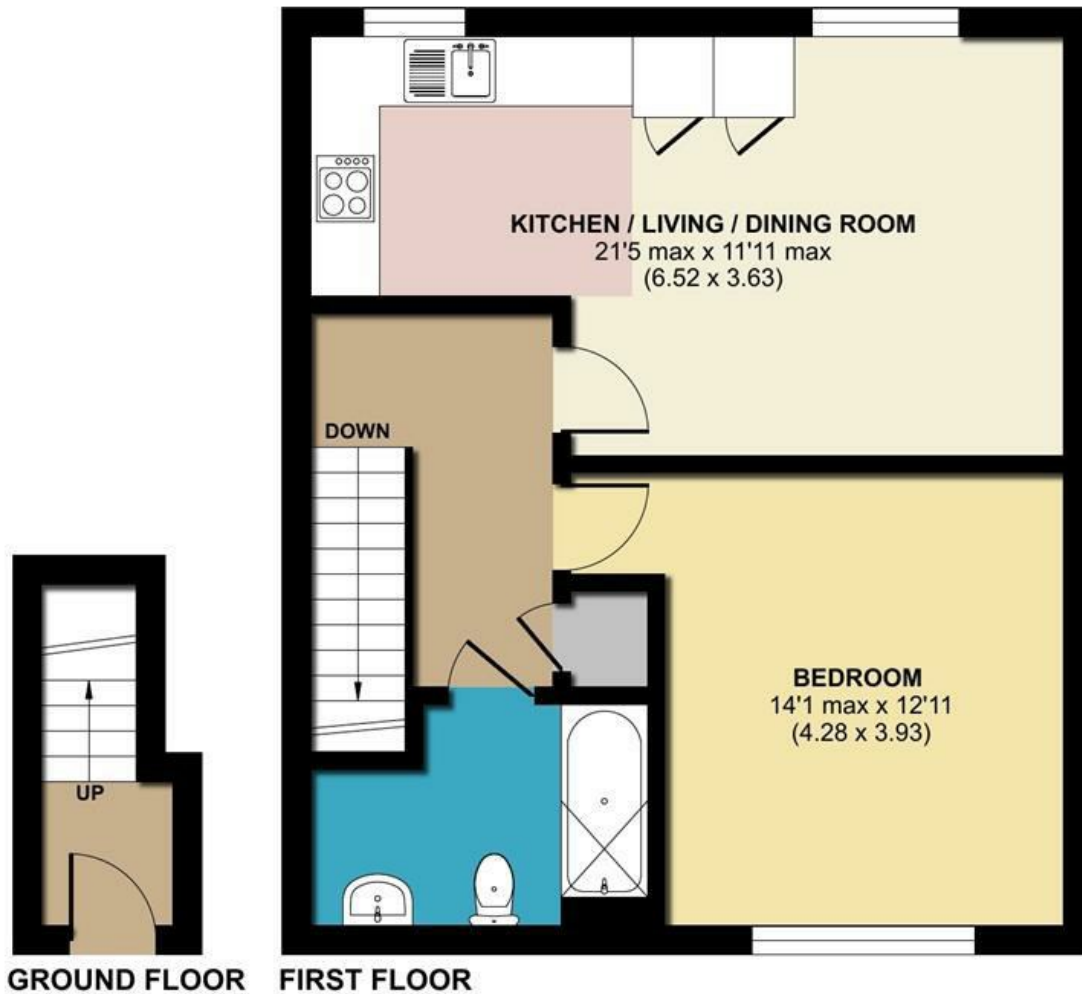




Carina Drive, Wokingham

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1176228

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

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

M Hardy
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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 17707575 | Folio: A4636 | 4th September 2024