MICHAEL HARDY
SALES & LETTING



12, Silk Place, Wiltshire Road,
Wokingham,
Berkshire, RG40 1QT

£350,000 Leasehold





An immaculate two bedroom, two bathroom apartment, recently refurbished to provide stylish and contemporary living accommodation. Set within a gated development, the property offers a well designed layout comprising a generous living room, separate kitchen, principal bedroom with en suite, second bedroom and additional bathroom. Finished to an excellent standard throughout, the apartment represents an ideal opportunity for first time buyers, downsizers or investors seeking a ready to move into home. Further benefits include an allocated parking space and secure gated access.

- Immaculate two bedroom, two bathroom apartment
- Contemporary living accommodation
- Gated development
- Recently refurbished throughout
- Principal bedroom with en suite
- Allocated parking space

The apartment forms part of an attractive gated development, providing a sense of privacy and security. The property also benefits from an allocated parking space, offering convenient off street parking for residents.

The apartment is ideally positioned for access to local amenities, with a range of shops, cafés and everyday conveniences within the surrounding area. The location also offers convenient access to transport links, making it well suited to commuters and those looking for a low-maintenance home with accessibility to nearby towns and facilities.

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

Leasehold information
Term: 125 yrs from 1st August 2005
Years remaining: 103 yrs
Annual Service charge: c.£1,477.92
Annual Ground rent: c.£350.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







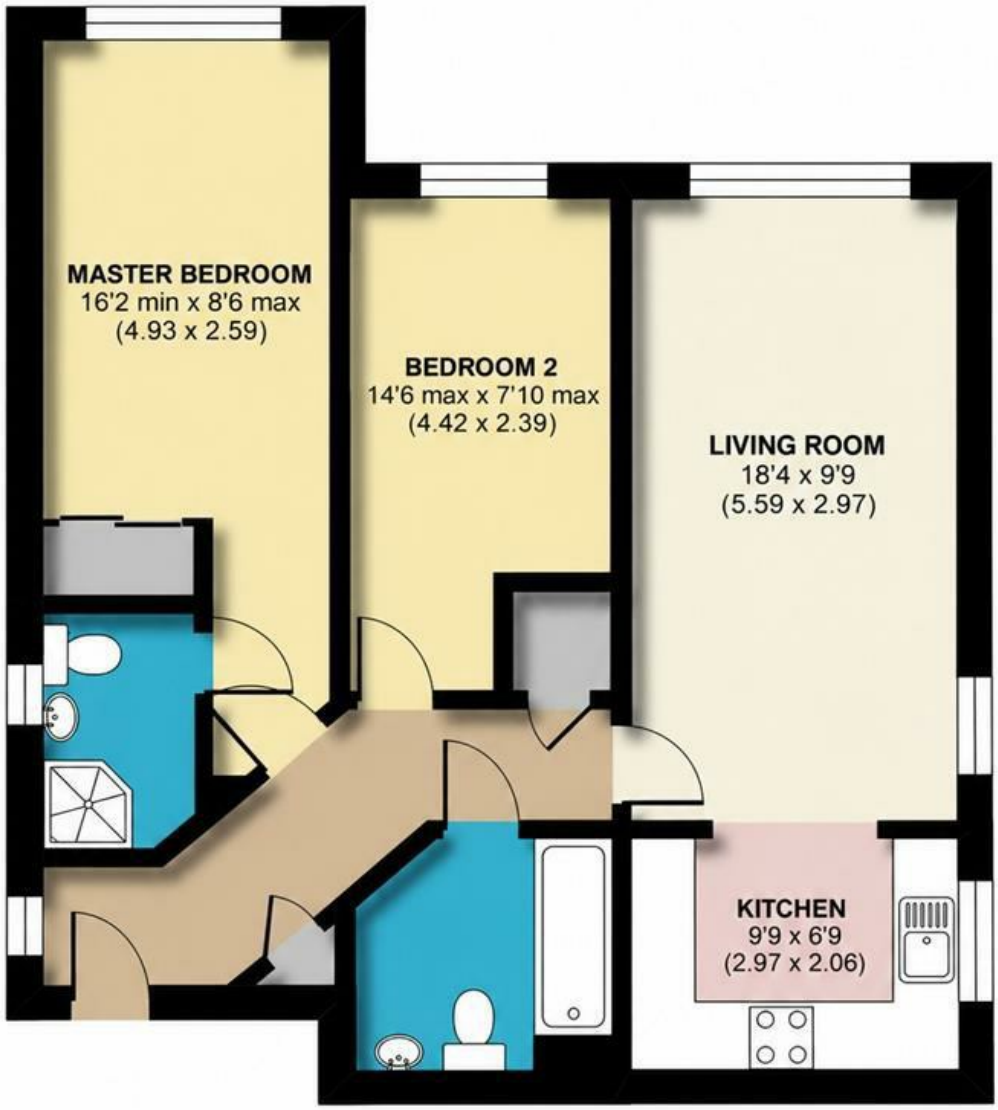


Floorplan

Silk Place, Wiltshire Road, Wokingham

Approximate Area = 712 sq ft / 66 sq m

For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Michael Hardy. REF: 669925

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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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