MICHAEL HARDY
SALES & LETTING



110, Carina Drive,
Wokingham,
Berkshire, RG40 1EF

OIRO £230,000 Leasehold





*** NO ONWARD CHAIN *** This smartly presented first floor two bedroom apartment is situated in a pedestrianised area on the popular Carillons development to the east of Wokingham town centre. The immaculately presented accommodation comprises two double bedrooms, open plan living room/kitchen, and two bathrooms one being en suite to the master.

- Offered with no onward chain
- Two double bedrooms
- Allocated parking space
- Open plan living room/kitchen
- Two bathrooms
- Communal garden

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

Leasehold information
Term: 125 yrs from 1st July 2011
Years remaining: 110
Annual Service charge: c.£2,284.92
Annual Ground rent: c.£356.98
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





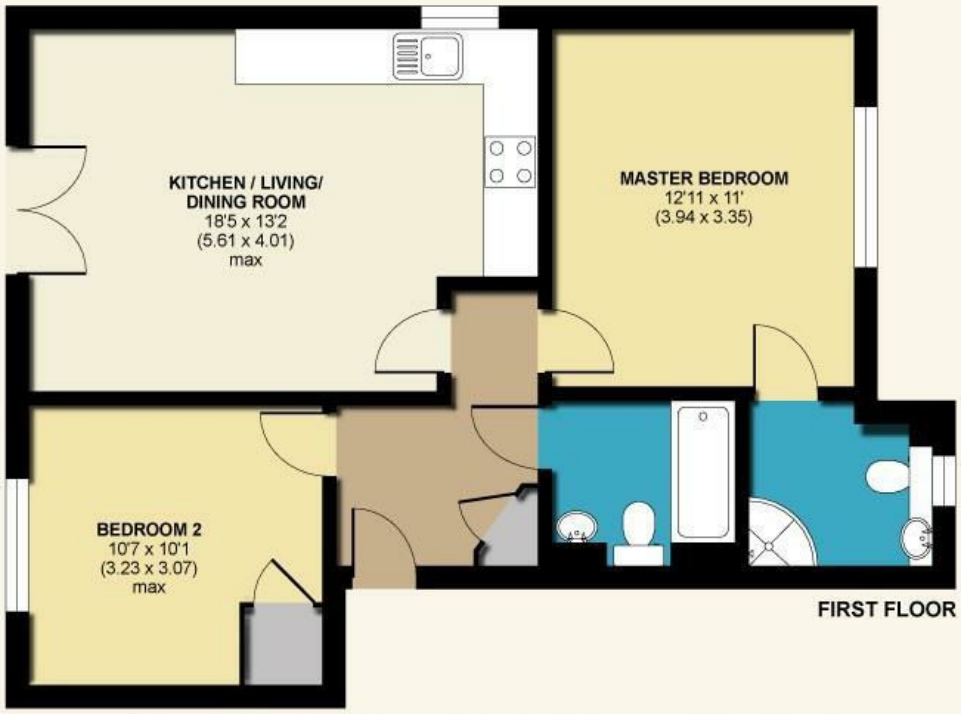




Floorplan

Carina Drive, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 648 SQ FT 60.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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