



**Flat 1, Saxons Court, Peach Street
Wokingham
Berkshire, RG40 1XH**

£280,000 Leasehold



A well presented two bedroom, two bathroom ground floor maisonette situated in the highly sought after Saxons Court development in Wokingham town centre. This modern home offers spacious and practical living, complemented by secure gated underground parking for one vehicle, making it ideal for professionals, downsizers, or investors alike.

- Two well-proportioned bedrooms
- Ground floor maisonette with easy access
- Prime town centre location
- Two modern bathrooms (including en-suite)
- Secure gated underground parking for one car
- Close to transport links, shops, and local amenities

The property is located in the heart of Wokingham, providing both privacy and convenience. Residents benefit from well maintained communal areas and direct access to the town centre's wide range of shops, restaurants, and amenities. Excellent transport links, including Wokingham train station, are within easy reach, offering connections to Reading and London.

**CALA are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions (T's and C's are subject to the buyer using our recommended solicitors)

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

Leasehold information
Term: 125 years from 1 January 2018
Years remaining: 117
Annual Service charge: c.£1,807.00
Annual Ground rent: c.£300.00

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





Floorplan

Residential Sales and Lettings
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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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