

**HASLAM'S**  
New Homes



## Plot 13 Silkmakers Court

Finchampstead Road , Wokingham, RG40  
2AT

£365,000



This brand new apartment enjoys a contemporary design and well-appointed features throughout. The apartment comprises two double bedrooms, with the main bedroom offering the added convenience of an en-suite bathroom. The heart of the home is the open-plan kitchen, living, and dining area, creating a seamless and sociable space. Accessible from the living area is a private balcony, perfect for enjoying the fresh air and town views. Built to the highest standards by Bellway Homes, this property offers a good specification, guaranteeing a comfortable and stylish lifestyle. Additionally, a parking space is included.

Silkmakers Court is situated in a prominent, well-regarded area of Wokingham with its eclectic mix of national and local stores plus numerous dining options (including Waitrose, Oliver Bonas, Sweaty Betty and Gails Bakery); ideal for all types of homebuyers. With the convenience of Wokingham Station and the A329(M) nearby, commuters can access locally and further afield destinations like Reading, Maidenhead or the capital with ease. Families will also appreciate the selection of well-regarded schools as well as exceptional sporting facilities, several leisure sites and other attractions located on the doorstep.

Interested? Please contact our New Homes team to find out more, or to book a viewing.

wokingham@michael-hardy.co.uk

0118 977 6776





- Two bedroom 1st floor apartment
- Open living area with balcony
- Contemporary kitchen
- Parking
- Convenient to Wokingham town centre
- Great transport links





### Further details

#### Measurements

Living/Dining Room:  
20'0" x 14'8"

Kitchen:  
17'3" (max) x 4'11" (max)

Bedroom 1:  
17'3" (max) x 11'9" (max)

En-suite:  
7'7" x 4'9"

Bedroom 2:  
12'5" x 9'10"

Bathroom:  
6'11" x 6'4"



Local Authority: Wokingham Borough Council

Council Tax band: D

Tenure: 999 year lease reducing by the number of months that have passed between the first legal completion of an apartment on the development and the legal completion of this plot

Ground rent: Peppercorn

Service charge: Estimated £1,138 per annum

EPC rating: B

The property is built on a development with a total of 49 apartments located in two blocks. Silkmakers Court is set in Wokingham town centre and adjacent to the railway line.

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

#### Services:

Water: To be confirmed

Drainage: To be confirmed

Electricity: To be confirmed

Heating: To be confirmed

Broadband: Ultrafast Fibre Connectivity. Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

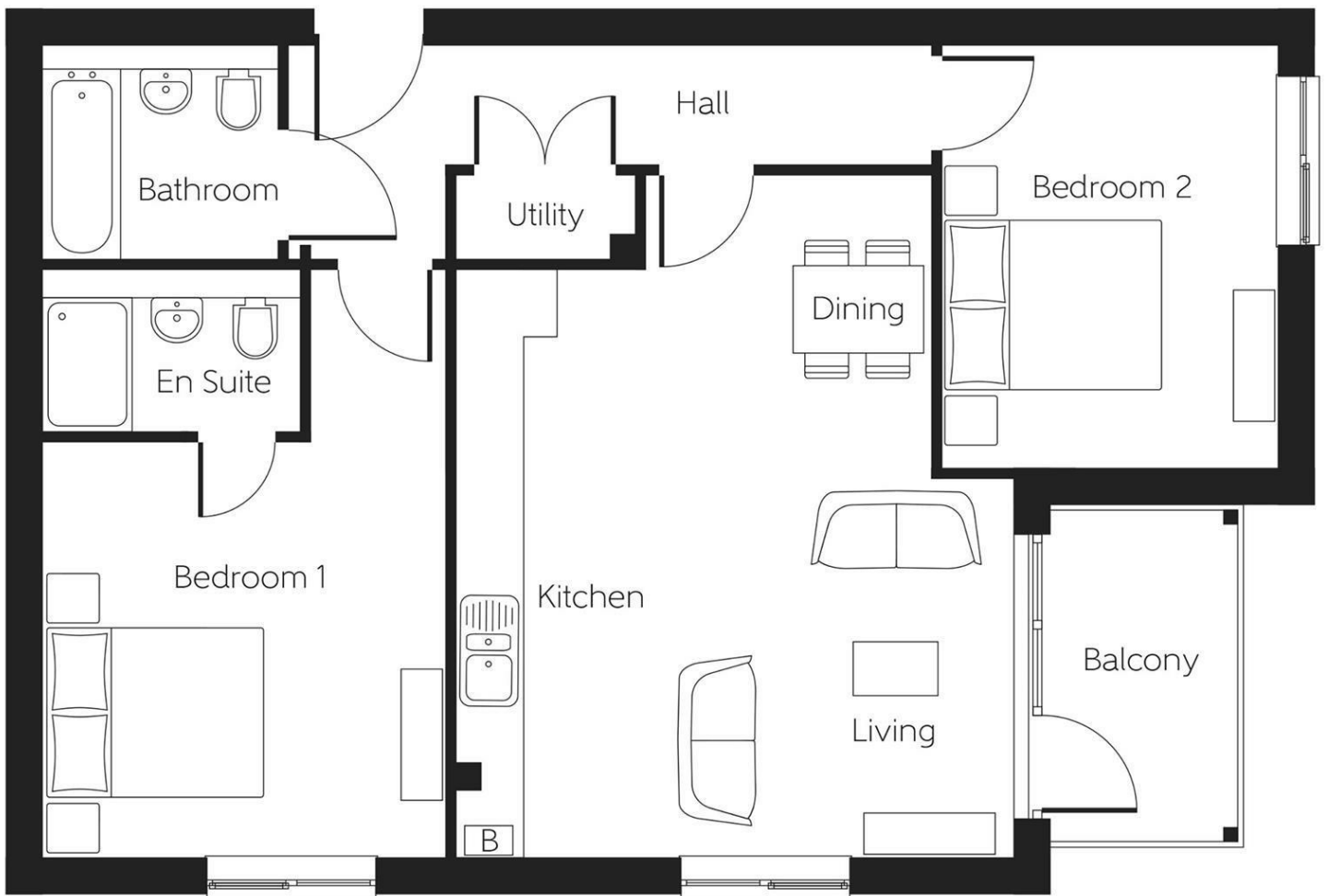
Mobile phone coverage: Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Flood Risk: Flood risk website [www.gov.uk/check-long-term-flood-risk-states](http://www.gov.uk/check-long-term-flood-risk-states) - Very low risk of surface water flooding and rivers and sea flooding

The photographs and CGIs are used for illustrative purposes only and depict typical interiors from Bellway Homes. They do not reflect the layout and finishes of this home.



## Floorplan



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