



Flat B, Saxham Lodge, Fairview Road
Wokingham
Berkshire, RG40 2DN

£425,000 Leasehold



**** NO ONWARD CHAIN **** Situated in a desirable location on Fairview Road with pleasant views overlooking the park, a two-bedroom ground-floor apartment with a garage in a block and its own patio area. Accommodation comprises a large entrance hall with storage, cloakroom, kitchen, sunroom and a large living room with a bay window overlooking the front, two double bedrooms each featuring built-in wardrobes, a family four-piece bathroom.

- No onward chain
- Garage in a block
- Walking distance to the town centre
- NO PETS ALLOWED
- Off-road communal parking
- 1116 Sq Ft / 103.6 Sq m

The property enjoys pleasant views over open parkland with well-maintained communal gardens. The property does benefit from its own patio area which is conveniently access through the sun room. The property benefits from a single garage in a block and off-road communal parking.

Fairview Road is a pleasant backwater nestled in the centre of town with a park bordering one side. The shops and restaurants of the town are within easy walking distance. For the commuter the train station (Waterloo line) is close by and the A329(M)/M4 can be accessed via the east of town.

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

Leasehold information
Term: 999 yrs from 1st January 1989
Years remaining: 963
Annual Service charge: £1,700.00
Annual Ground rent: Peppercorn

The vendor informs us that flat B owns a share of the freehold.

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

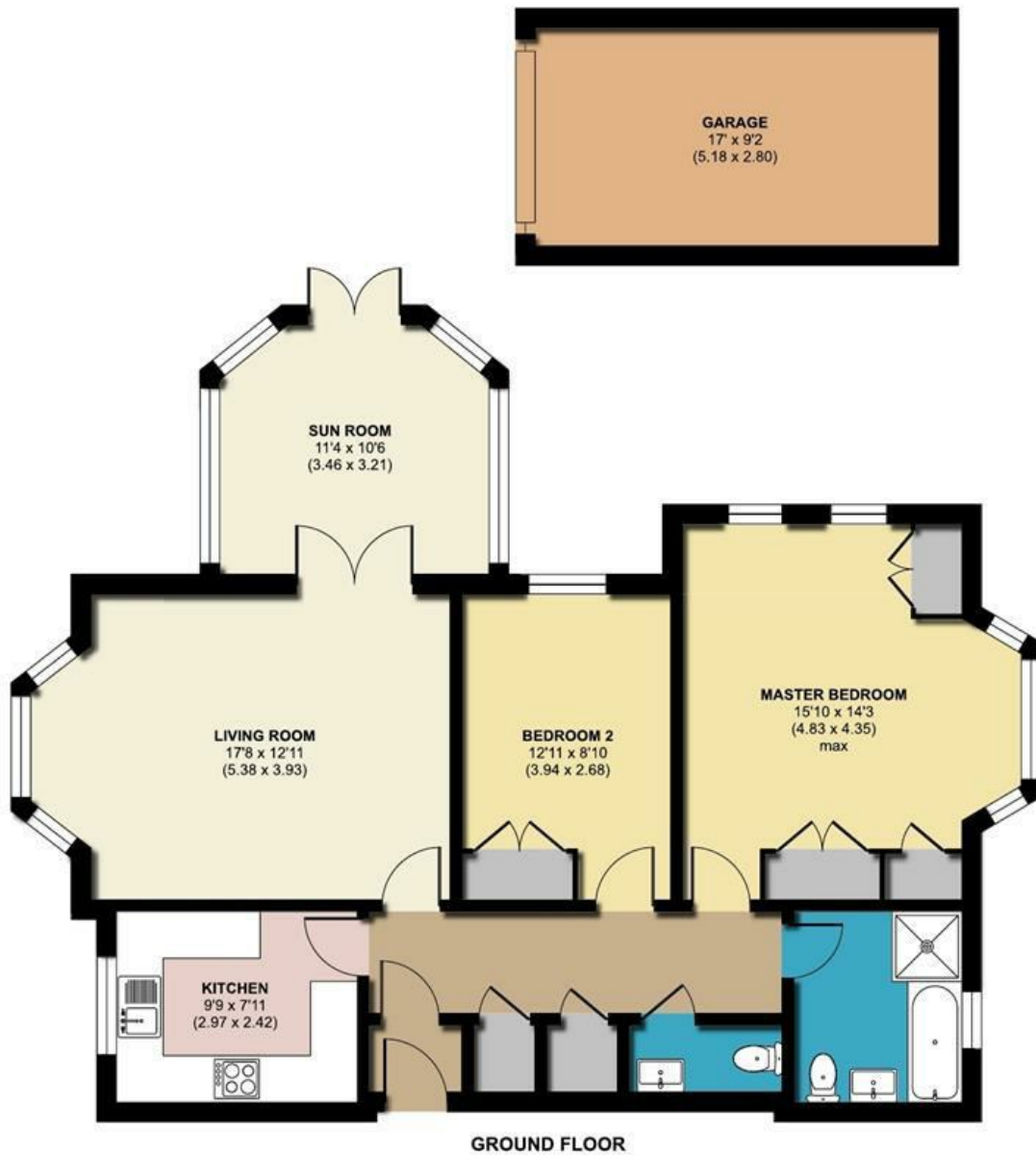




Fairview Road, Wokingham

Approximate Area = 1116 sq ft / 103.6 sq m (includes detached garage)

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: 1197001

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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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