MICHAEL HARDY
SALES & LETTING

6, Attwood Drive,
Arborfield,
Berkshire, RG2 9FE

£290,000 Leasehold

This stylish, smartly presented two-bedroom apartment is set in a quiet cul-de-sac on the popular Penrose Park development, close to local shops and parkland. The accommodation comprises a bright and airy living room with a bay window and a dining area, which leads into the fitted kitchen complete with an integrated oven and hob. Bedroom one offers fitted wardrobes and an impressive en suite shower room. The family bathroom has been updated, and there is ample storage throughout the property. Outside, there are two allocated parking spaces.

- Spacious living room with bay window
- Refitted en suite and bathroom
- Over 720 sq ft of space
- Smartly fitted kitchen
- Two allocated parking spaces
- Close to local supermarket and parkland

There are two allocated parking spaces located in a parking bay to the side of the property. The apartment block is surrounded by well-maintained communal grounds, and entry is secured via an electronic entry phone system.

Attwood Drive forms part of the Penrose Park development in Arborfield. Set just on the outskirts of the village, it features an attractive mix of apartments and two-, three-, four-, and five-bedroom family homes. Excellent local amenities include a new Sainsbury's supermarket and gym facilities at the nearby Bohunt School. The property is situated approximately 3 miles southwest of Wokingham, which offers a mainline train station with direct links to London Waterloo. In addition, the nearby A327 provides easy access to both Reading and Camberley, opening up fast routes to the M3 and M4 motorways.

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

Leasehold information
Term: 125 years from 1 December 2002
Years remaining: 101 yrs
Annual Service charge: c.£2,964.78
Annual Ground rent: c.£520.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

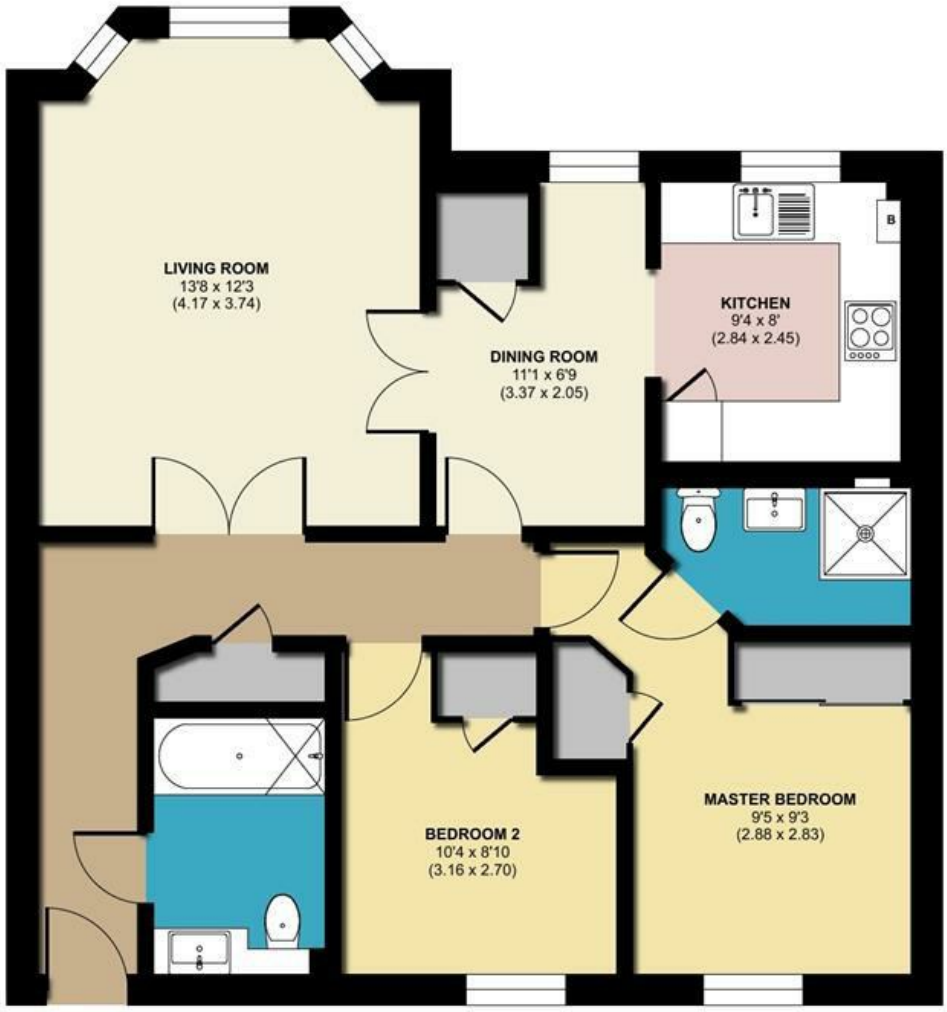
CALLUM
EST.
1998
HICKS
Beer Stash
LONDON · ENGLAND

Floorplan

Attwood Drive, Arborfield, Reading

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1477536

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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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