



5, Merton Ford, Pages Croft  
Wokingham  
Berkshire, RG40 2HQ

**OIEO £450,000 Leasehold**



This stunning recently refurbished two bedroom penthouse apartment is set in a desirable tree lined location close to Wokingham town centre and train station. The smartly presented accommodation entrance hall, a spacious living/dining room, fitted kitchen, a stylish refitted bathroom, and two generous double bedrooms with fitted wardrobes. Outside, the property enjoys attractive, private communal grounds surrounded by mature trees, along with a garage in a nearby block and ample residents' parking.

- Over 1400 Sq Ft of living
- Impressive living/dining room
- Garage in block

- Offered with no onward chain
- Two spacious double bedrooms
- Tree lined location close to town

This apartment provides a peaceful retreat, set within its own grounds on a private road with beautifully landscaped communal gardens with mature trees. The property also benefits from ample parking and a garage in a secure block.

Mertonford is set within approximately 1.8 acres of beautifully maintained communal gardens, featuring lawns, mature trees, and perimeter hedging on all sides. Wokingham train station, providing services to London Waterloo and Reading, is just about a mile away. Local schools include Ludgrove Independent Preparatory School, The Holt School, St Teresa's Catholic Academy, and Easthampstead Park Community School. For outdoor recreation, California Country Park is only a 15-minute drive.

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: G

#### Leasehold information

The vendor informs us that flat 5 owns a share of the freehold.

Term: 999 yrs from 25th December 1996

Years remaining: 943

Annual Service charge: c.£3,600.00 which covers the general maintenance, upkeep of communal garden, also includes the Gas Bill for the hot water for the flat. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





# Floorplan

## Merton Ford, Pages Croft, Wokingham

Approximate Area = 1285 sq ft / 119.3 sq m

Garage = 194 sq ft / 18 sq m

Total = 1479 sq ft / 137.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025.  
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SALES & LETTING

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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