MICHAEL HARDY
SALES & LETTING

14 Chestnut Grange, Harding Place
Wokingham
Berkshire, RG40 1BT

£270,000 Leasehold

Offered for sale with no onward chain is this well presented first floor two bedroom, two bathroom purpose built apartment, constructed by David Wilson Homes in 2006 for residents of 55 years of age and over. Set in a superb town centre location in a secure gated complex. The property further benefits from lift access, guest suite, a 24 hour emergency call system, communal gardens and communal parking to the rear.

- No onward chain
- Two bedrooms
- Lift access, guest suite and communal gardens
- Living room with separate Kitchen
- Careline alarm service
- Town centre location

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

Leasehold information
Term: 125 yrs from 1st October 2006
Years remaining: 106
Annual Service charge: c.£3,703.28
Annual Ground rent: c.£250.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

There are communal grounds surrounding the property and parking spaces available for residents.

Chestnut Grange is a luxury development of apartments and terraced cottages in this secure gated town centre location catering for residents of 55 and over. There is a spacious communal residents living room available for functions and a guest bedroom available for a small charge.

Floorplan

Harding Place, Wokingham

Approximate Area = 751 sq ft / 70 sq m

For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Michael Hardy. REF: 879883

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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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