



Flat 8 Waterman House, Oak Drive
Arborfield Green
Berkshire, RG2 9GT

£310,000 Leasehold



This fantastic top floor apartment is situated in a quiet cul-de-sac in the Arborfield Green development. The property comes with views over the fields and a balcony. The property comprises two double bedrooms, the master benefitting from an en suite shower room and built-in wardrobes, a family bathroom, utility room, open plan kitchen/living room with dual aspect windows and a balcony.

- No chain
- Utility room
- Allocated parking space
- 819 Sq Ft / 76 Sq M
- Top floor apartment with Balcony
- Photographs taken 2022

Outside there is an allocated parking space and a bike store is available to use. Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

Situated on the popular Waterman's View development built by Messer's Crest Nicholson in 2016, is this well-presented top floor apartment. The brand new £35m secondary school, Bohunt School, is now open and very closely located to our new homes with an Ofsted report of 'outstanding' this school is perfect for secondary education. There will also be a brand new primary school as the development grows. NB: Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

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

Leasehold information
Term: 999 yrs from 1st October 2016
Years remaining: 990
Annual Service charge: £1,839.60
Annual Ground rent: £250.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

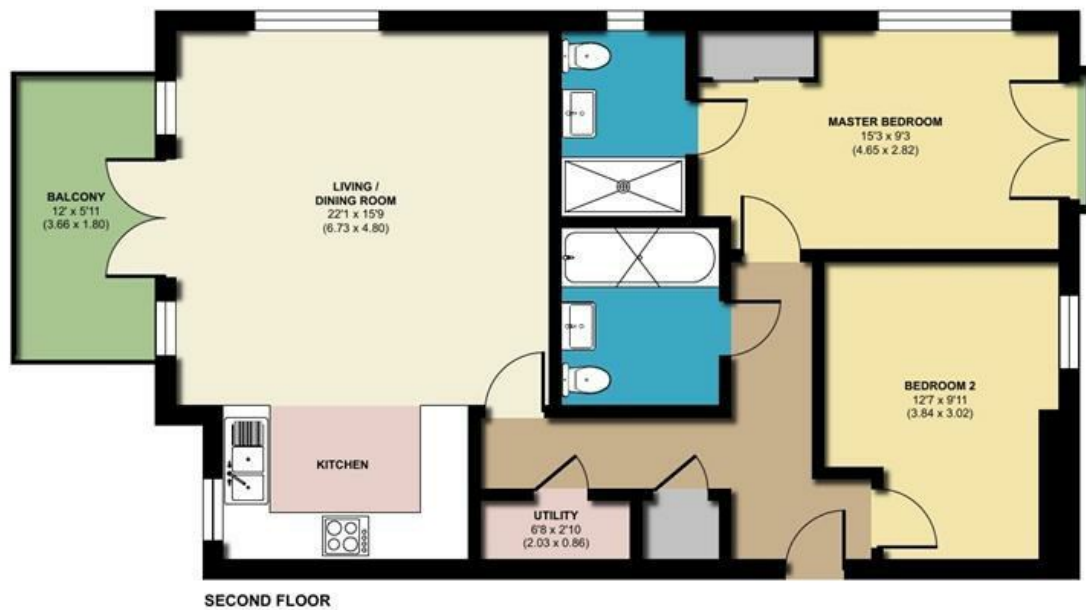




Oak Drive, Arborfield Green, Reading

Approximate Area = 819 sq ft / 76 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Michael Hardy. REF: 895839

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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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Ref: 15777508 | Folio: A4797 | 27th May 2025