MICHAEL HARDY
SALES & LETTING

Flat 1 Murdoch Court, Murdoch Road
Wokingham
Berkshire, RG40 2DQ

£475,000 Leasehold

This well presented one/two bedroom ground floor apartment is set in a highly desirable, tree lined location close to Wokingham town centre. The accommodation comprises a spacious living room with a bay window overlooking the well maintained, south facing communal garden, a separate dining room or second bedroom offering versatility, a fitted kitchen, a main bedroom with fitted wardrobes, a refitted bathroom, and a cloakroom. There is ample communal resident and visitor parking to the side and front of the building.

- Offered with no onward chain
- Spacious living room
- Well maintained communal gardens
- Over 1000 Sq Ft of accommodation
- Bedroom one with fitted wardrobes
- Prestigous town centre location

The well maintained communal south facing rear garden is enclosed by wooden fencing with well stocked shrub and plant borders that enclose the area of lawn. There is a generous area of communal patio across the rear of the building with a communal store shed at the side with ample communal parking at the front and side. The building is set behind well maintained laurel hedge borders which create privacy.

Murdoch Road one of Wokingham's most prestigious road within a few minutes walk of Market Place in Wokingham town centre and train station. Langborough Recreation Ground which leads to rural walks is c.175 metres away. The area is ideal for families, mature residents and young professionals, with wide residential roads and various primary and secondary schools nearby. There are newly built Places for People Leisure facilities close by in Wellington Road.

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

Leasehold information
Term: 125 yrs from 25th September 2006
Years remaining: 105
Annual Service charge: c.£1,200.00
The vendor informs us that Flat 1 owns a share of the freehold. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

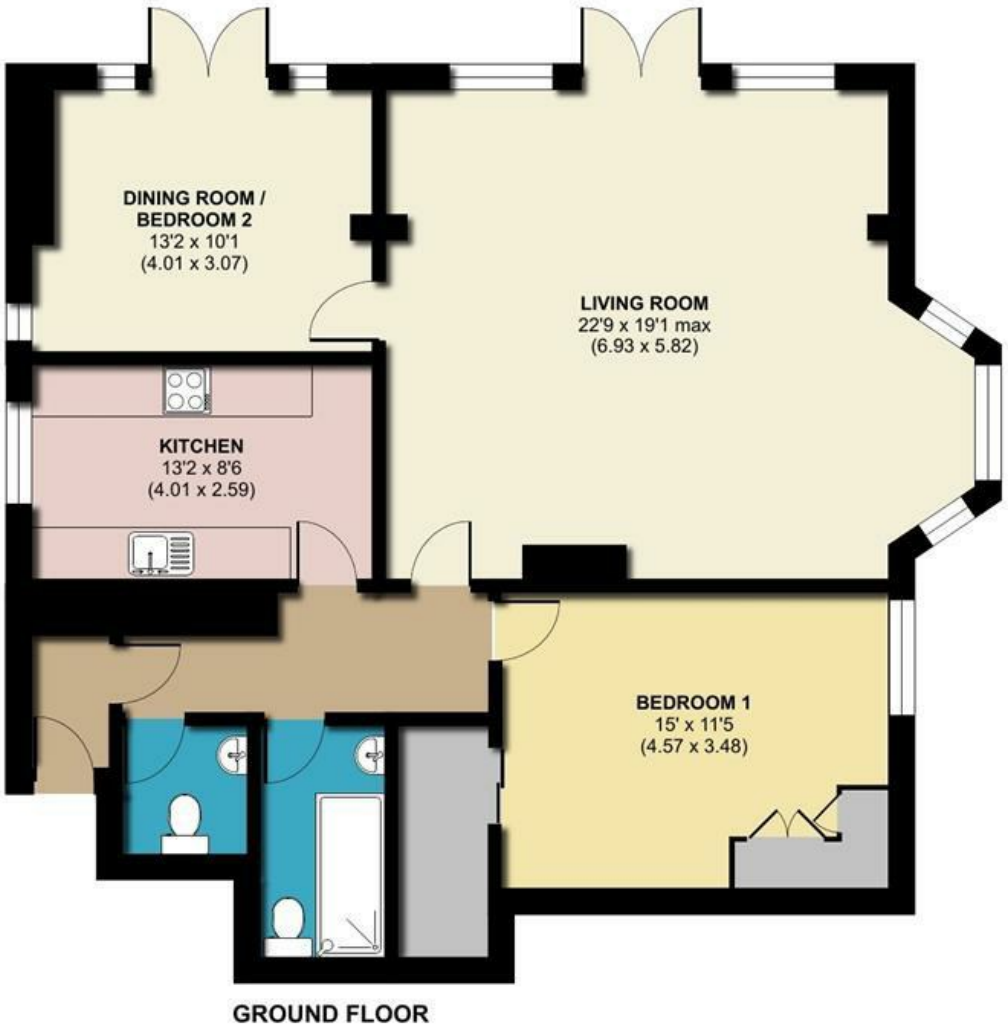
COMPETENCE

Floorplan

Murdoch Road, Wokingham

Approximate Area = 1051 sq ft / 97.6 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: 1397021

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.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303