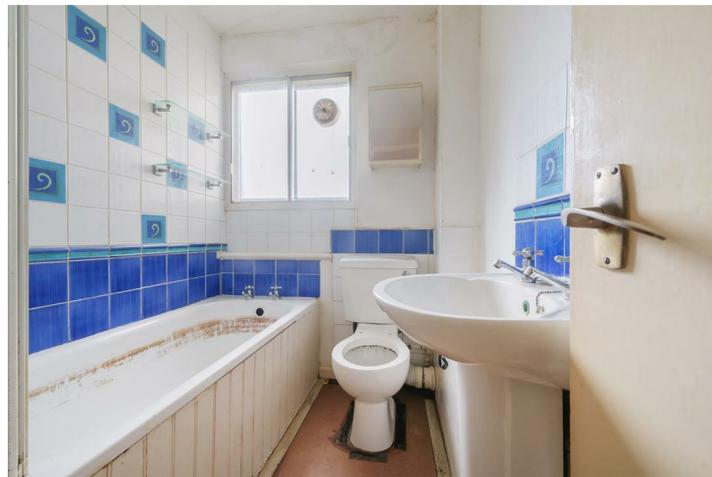




14, Elms Road
Wokingham
Berkshire, RG40 2AA

OIEO £200,000 Leasehold



In need of extensive refurbishment, this two bedroom split level maisonette is ideally situated in a convenient location within Wokingham town centre. The accommodation comprises a spacious open plan living/dining/kitchen area, a first floor bathroom, and two well proportioned double bedrooms. The property benefits from electric heating, well maintained communal grounds that wrap around the building, a garage situated in a nearby block, and permit parking available.

- In need of full refurbishment/renovation
- 674 Sq Ft of accommodation
- Town centre location
- Offered with no onward chain
- Spacious living/dining room
- Garage in nearby block

Access to the town centre which is within a few hundred yards. There is a single garage in a nearby block and permit parking available. There is no parking available at the property. On-street parking is available with a resident permit, which costs c.£33.00 per year and is issued upon application. Permits are subject to limited availability as determined by Wokingham Borough Council. Charges may apply. For the most up-to-date information on permit availability and pricing, please visit the council's website: <https://rb.gy/kwspr6>

Elms Road is within easy reach from good nearby schools and situated within a few minutes' walk from Wokingham town centre and railway station. The apartment is very close to the Elms Road redevelopment scheme which includes new shopping facilities and an impressive leisure complex and including Wescott Infant School and The Holt School.

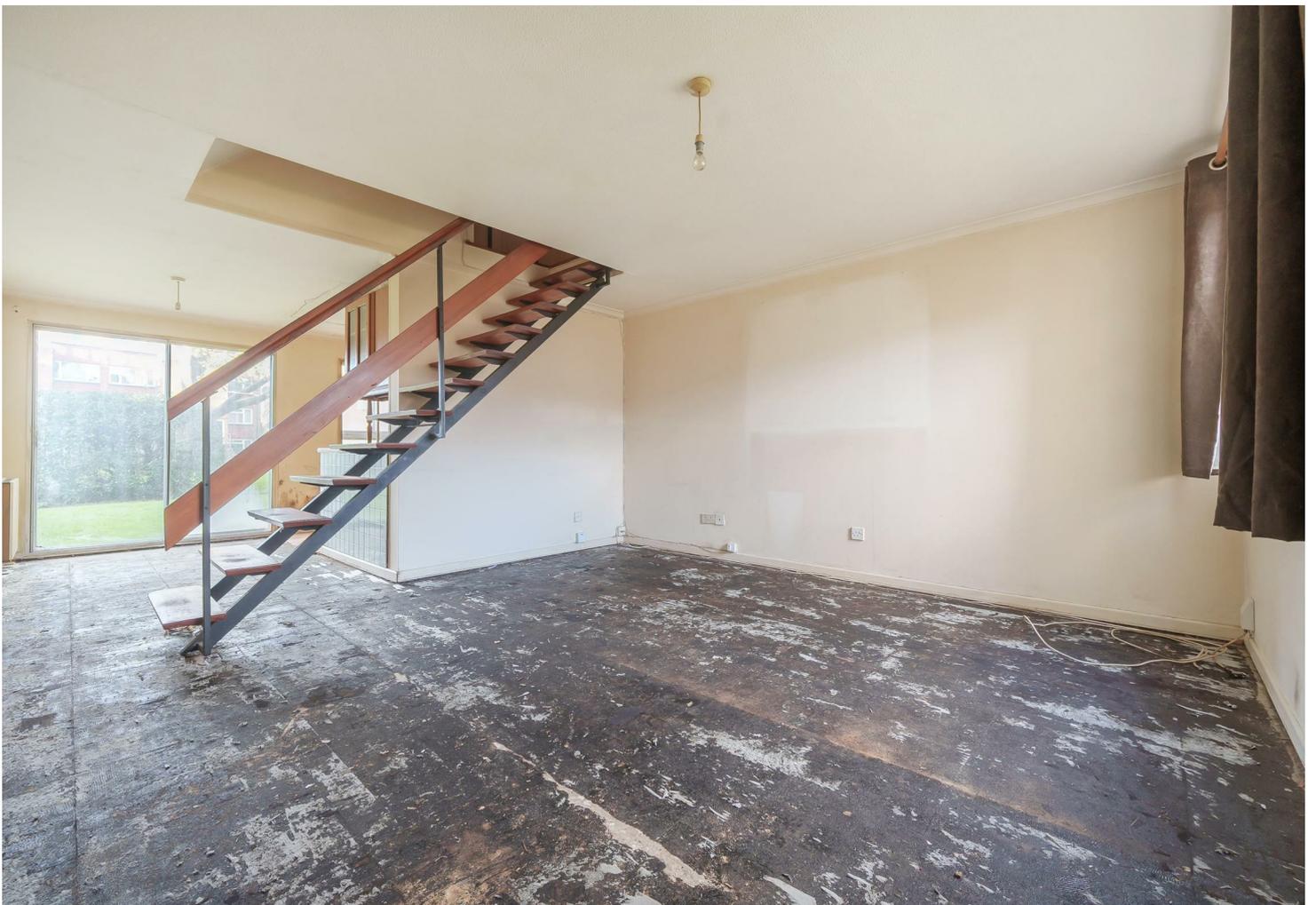
Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Leasehold information

Term: 997 yrs from 1st December 1967
Years remaining: 939
Annual Service charge: c.£1,849.92
Annual Ground rent: c. £60.00 TBC

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Elms Road, Wokingham

Approximate Area = 674 sq ft / 62.6 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). © nichecom 2025. Produced for Michael Hardy. REF: 1228451

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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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